

\\s01\cadd\plan\14-102\14-102-COVERSHEET.dwg 3/17/2016 9:48 PM DESERT RIVER

LEGEND

PROPERTY BOUNDARY

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

PROPOSED LOT LINE

EXISTING LOT LINE

PROPOSED CURB & GUTTER

EXISTING CURB & GUTTER

PROPOSED SIDEWALK

EXISTING SIDEWALK

EXISTING SECTION LINE

PROPOSED EASEMENT

EXISTING EASEMENT

PROPOSED CONTOURS

EXISTING CONTOURS

PROPOSED SANITARY

EXISTING SANITARY

PROPOSED SANITARY SERVICE

PROPOSED STORM

EXISTING STORM

PROPOSED WATER

EXISTING WATER

PROPOSED WATER SERVICE

PROPOSED HYDRANT

EXISTING HYDRANT

PROPOSED WATER VALVE

EXISTING STREET LIGHT

FDC WITH APPROVED KNOX HARDWARE

KNOX BOX

MAIL KIOSKS

ACCESSIBLE ROUTE

FIRE SPECIFICATION ASPHALT

SEE PLANS FOR LOCATION

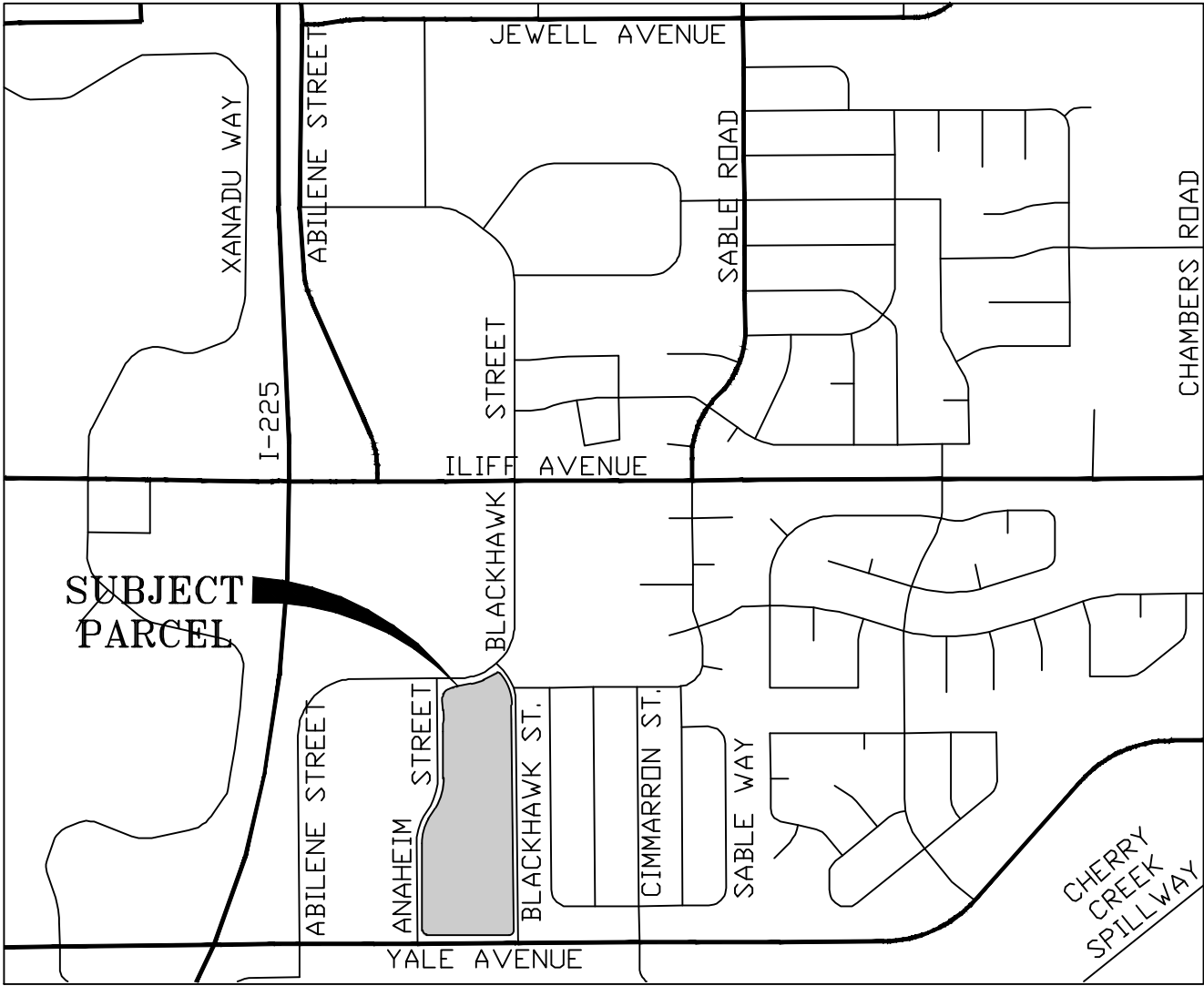
GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE. BACKLIT OR INTERNALLY LIT AWNINGS WILL NOT BE UTILIZED ON THIS PROJECT. INTERNALLY LIT SIGNAGE WILL NOT BE UTILIZED ON THIS PROJECT. ALL SIGNAGE & AWNINGS WILL BE LIGHTED WITH WALL-MOUNTED DOWNCAST LOW WATTAGE LIGHTS, THESE LIGHTS WILL BE MINIMIZED ON THE BUILDINGS' BACK & SIDE ELEVATIONS.
3. RIGHT OF WAY FOR INGRESS & EGRESS FOR SERVICE & EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON & THROUGH ANY & ALL PRIVATE ROADS & WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, & THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY & UTILITY EASEMENTS" & SHALL BE POSTED "NO PARKING WITHIN DESIGNATED FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING & ACCESSIBLE PASSENGER LOADING ZONES & PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING & ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK; NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 & HANDRAILS. GROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" & SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, & THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117.1-2009. SITES CONTAINING SEVEN FOR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS & STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE & OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS & ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS & BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED & APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT & VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED & FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES & ACCEPTS THE TERMS, CONDITIONS & REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES & AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; & IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS & COMMITMENTS MADE BY APPLICANTS & PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, & ITS HEIRS, SUCCESSORS, & ASSIGNS.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THIS SITE PLAN & ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA & RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS & ASSIGNS. THIS PLAN SHALL LIMIT & CONTROL THE APPROVAL OF ALL FUTURE SITE PLANS, & SHALL RESTRICT & LIMIT THE LOCATION, USE, OCCUPANCY, OPERATION AND/OR DESIGN OF ALL LAND & STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS & LIMITATIONS SET FORTH HEREIN. THIS PLAN SHALL OTHERWISE BE SUBJECT TO ANY & ALL CITY STANDARDS AND/OR REGULATIONS AT THE TIME OF DEVELOPMENT, EXCEPT FOR ANY EXPRESS WAIVERS OR STANDARDS SHOWN HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL BY THE CITY OF AURORA.
18. LANDSCAPING WITHIN SIGHT TRIANGLES IS RESTRICTED TO LESS THAN 26" IN HEIGHT.
19. NEW STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC STREETS. THE DEVELOPER SHALL FUND THE INSTALLATION, PLACEMENT, QUANTITIES & STREET LIGHT STYLE TO BE COORDINATED WITH XCEL ENERGY. STREET LIGHTS WILL BE OPERATING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
20. SEE LANDSCAPE PLANS FOR FENCE DESIGN, HEIGHT & SPECIFIC LOCATIONS.
21. ALL STORM SEWER IS PRIVATE, UNLESS NOTED OTHERWISE.
22. THE DEVELOPER/BUILDER, SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION MAINTENANCE & REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
23. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
24. PER THE 2009 IFC SECTION 510, ALL INTERIOR AND EXTERIOR PORTIONS OF A BUILDING ARE REQUIRED TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE PRIOR TO ISSUANCE OF C OF O.
25. RESIDENTIAL GARAGES SHALL BE USED FOR THE PARKING OF RESIDENT'S VEHICLES ONLY AND SHALL NOT BE USED FOR THE STORAGE OF FURNITURE, APPLIANCES OR OTHER ITEMS THAT WOULD PREVENT THE GARAGE SPACE FROM BEING UTILIZED FOR PARKING.
26. A DEVELOPMENT SIGNAGE PLAN WILL BE CREATED BY THE PROPERTY OWNERSHIP GROUP AT A LATER DATE AND WILL BE SUBMITTED TO THE CITY FOR APPROVAL. ONCE APPROVED BY THE CITY, THIS SITE PLAN WILL BE AMENDED TO REFLECT THE PROPOSED SIGNAGE PLAN.
27. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENT OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1-1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT: STEELWAVE, LLC.

ILIFF STATION MULTI-FAMILY

SITE PLAN

W. 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
CASE NO.: 2015-4005-00



VICINITY MAP  
SCALE: 1" = 1,000'

| Sheet List Table |                                      |
|------------------|--------------------------------------|
| SHEET NUMBER     | SHEET TITLE                          |
| C-1              | COVER SHEET                          |
| C-2              | OVERALL SITE & UTILITY PLAN          |
| C-3              | OVERALL GRADING PLAN                 |
| C-4              | SECTIONS A & B                       |
| L1.01-L1.03      | NOTE & SCHEDULE                      |
| L1.04            | PLANT LIST                           |
| L2.01-L2.06      | LANDSCAPE PLAN                       |
| L3.01-L3.02      | LANDSCAPE ENLARGMENTS                |
| L4.01-L4.03      | LANDSCAPE DETAILS                    |
| L5.01            | HYDROZONE MAP                        |
| L6.01            | SITE TREE INVENTORY MAP              |
| L6.02            | SITE TREE INVENTORY TABLE            |
| A-1              | BLDG E, G, L & N ELEVATION (STYLE A) |

|      |                                    |
|------|------------------------------------|
| A-2  | BLDG F, H, & M ELEVATION (STYLE B) |
| A-3  | BLDG B & C ELEVATION (STYLE B)     |
| A-4  | BLDG A & D ELEVATION (STYLE A)     |
| A-5  | BLDG K-ELEVATION (STYLE A)         |
| A-6  | BLDG Q & S ELEVATION (STYLE A)     |
| A-7  | BUILDING P & R-ELEVATION (STYLE B) |
| A-8  | BUILDING T ELEVATION               |
| A-9  | BUILDING J - CLUBHOUSE             |
| A-10 | TRASH ENCLOSURE                    |
| E-1  | SITE PHOTOMETRIC PLAN - SOUTH      |
| E-2  | SITE PHOTOMETRIC PLAN - NORTH      |
| E-3  | SITE LIGHTING CUT SHEETS           |
| E-4  | ILIFF STATION STREET LIGHTS        |
| E-5  | ILIFF STATION STREET LIGHTS        |

| IMPLEMENTATION TABLE |                   |                 |               |        |              |
|----------------------|-------------------|-----------------|---------------|--------|--------------|
| PHASE                | BUILDING NO.      | NO. TOTAL UNITS | NO. ADA UNITS | TYPE A | TYPE B       |
| 1                    | RECREATION CENTER |                 |               |        |              |
| 2                    | K                 | 10              | 0             | 0      | 2            |
| 3                    | N                 | 18              | 0             | 0      | 4            |
| 4                    | H                 | 18              | 1             | 1      | 3            |
| 5                    | A                 | 37              | 0             | 0      | 7            |
| 6                    | B                 | 27              | 1             | 1      | 4            |
| 7                    | G                 | 18              | 0             | 0      | 4            |
| 8                    | F                 | 18              | 1             | 1      | 4            |
| 9                    | C                 | 27              | 1             | 1      | 4            |
| 10                   | D                 | 37              | 0             | 0      | 7            |
| 11                   | E                 | 18              | 0             | 0      | 4            |
| 12                   | L                 | 18              | 1             | 1      | 3            |
| 13                   | M                 | 18              | 0             | 0      | 4            |
| 14                   | P                 | 18              | 1             | 1      | 3            |
| 15                   | Q                 | 12              | 0             | 0      | 4            |
| 16                   | S                 | 12              | 0             | 0      | 4            |
| 17                   | R                 | 18              | 1             | 1      | 3            |
| 18                   | T                 | 100             | 2             | 2      | 98           |
|                      |                   | TOTAL UNITS     | TOTAL ADA     | %ADA   | TOTAL TYPE B |
|                      |                   | 424             | 9             | 0.02   | 162          |

THIS SIGNATURE PAGE TO THE ILIFF STATION MULTI-FAMILY SITE PLAN (THE "SITE PLAN") IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF DELETING THE SIGNATURE BLOCK FOR THE PLANNING COMMISSION CHAIRPERSON WHICH IS NOT A REQUIRED SIGNATURE, AND TO ADD THE SIGNATURE OF THE CITY CLERK THAT WAS MISTAKENLY LEFT OFF THE APPROVED SITE PLAN AS RECORDED ON MARCH 18, 2016 IN BOOK 481, PAGE 53 AT RECEPTION NO. D6027822. THE SITE PLAN AS RECORDED ON MARCH 18, 2016 REMAINS IN FULL FORCE AND EFFECT AS OF THE DATE IT WAS ORIGINALLY RECORDED.

PROJECT CONTACTS:

OWNER:  
STEELWAVE, LLC  
2050 MAIN STREET  
IRVINE, CA 92614  
CONTACT: DENNIS CAVALLARI  
PH:(946) 916-1444

PLANNER/LS ARCH  
NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204  
CONTACT: LESLIE LEE, ALCP  
PH:(303) 575-4577

ARCHITECT:  
KTYG GROUP, INC  
820 16TH STREET, SUITE 500  
DENVER, CO 80202  
CONTACT: NATHAN SCIARRA, AIA  
PH:(303) 825-6400

CIVIL ENGINEER:  
ATWELL  
143 UNION BLVD., SUITE 700  
LAKEWOOD, CO 80228  
CONTACT: JEFF FRENCH, PE  
PH:(303) 462-1100

| SITE DATA                                |                              |
|--|------------------------------|
| LAND AREA WITHIN PROPERTY LINES (AC.)    | 15.08 AC (656,884 SQ. FT.)   |
| NUMBER OF UNITS PROPOSED                 | 424                          |
| NUMBER OF BUILDINGS                      | 18                           |
| NUMBER OF STORIES                        | 1,3 AND 4                    |
| MAXIMUM HEIGHT OF BUILDINGS              | 60'                          |
| GROSS FLOOR AREA (SQ. FT.)               | 588,687                      |
| TOTAL BUILDING COVERAGE (SQ. FT.)        | 194,444                      |
| HARD SURFACE AREA (SQ. FT.)              | 378,159                      |
| LANDSCAPE AREA (SQ. FT.)                 | 140,277                      |
| PHASED NATIVE GRASS AREA (IF APPLICABLE) | N/A                          |
| PRESENT ZONING CLASSIFICATION            | TOD MULTI-FAMILY RESIDENTIAL |
| PERMITTED MAXIMUM SIGN AREA (SQ. FT.)    | 384                          |
| PROPOSED SIGN, TYPE AND SQ. FT.          | SEE DATA TABLE ON SHEET C-2  |
| PARKING SPACES REQUIRED                  | 212                          |
| PARKING SPACES PROVIDED                  | 628                          |
| ACCESSIBLE SPACES REQUIRED               | 20                           |
| ACCESSIBLE SPACES PROVIDED               | 20                           |
| VAN ACCESSIBLE SPACES REQUIRED           | 4                            |
| VAN ACCESSIBLE SPACES PROVIDED           | 4                            |

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

IN WITNESS THEREOF \_\_\_\_\_ HAS CAUSED THESE  
PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_.

ILIFF STATION FEE LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

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

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

STATE OF COLORADO )SS  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_ BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY \_\_\_\_\_ SEAL

(NOTARY PUBLIC)  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY CLERK: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

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

RECORDER'S CERTIFICATE:

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

LEGAL DESCRIPTION

LOTS 1 & 2 & TRACTS A, B, & C  
BLOCK 1, ILIFF STATION SUBDIVISION  
FILING NO. 1

BENCHMARK:

NGS CONTROL POINT "F 407" BEING A STRE EEL PIN WITH A CENTER PUNCH IN A RANGE BOX AT THE INTERSECTION OF CHAMBERS ROAD AND YALE AVENUE AND AS DESCRIBED BY NGS IN 1984.  
ELEVATION = 5615.94 FEET (NAVD '88 DATUM)

811

Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100

STEELWAVE, LLC

2050 MAIN STREET  
IRVINE, CA 92614

DENNIS CAVALLARI

STEELWAVE, LLC

ILIFF STATION APARTMENTS  
LOT 1, BLOCK 2  
SOUTHEAST CROSSING

COVER SHEET

DATE 03/04/16

8" WPLAN 2 DELTA 1 - REVISIONS  
8" WPLAN 2 DELTA 2 - REVISIONS  
08-18-2017  
8" WPLAN 2 DELTA 3 - REVISIONS  
03-08-2018

REVISIONS

DR. NTA | CH. --  
P.M. BG  
BOOK --  
JOB 14.102  
SHEET NO. C-1

CAD FILE: 14-102-COVERSHEET





Know what's below.  
Call before you dig.

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STEELWAVE, LLC  
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DENNIS CAVALLARI

STEELWAVE, LLC  
ILIFF STATION APARTMENTS  
LOT 1, BLOCK 2  
SOUTHEAST CROSSING

CLIENT

DATE 03/04/16

8" W/LAR 2 DELTA 1 - REVISIONS  
8" W/LAR 2 DELTA 2 - REVISIONS  
8" W/LAR 2 DELTA 3 - REVISIONS  
03-08-2016

REVISIONS

DR. NTA CH. --

P.M. BG

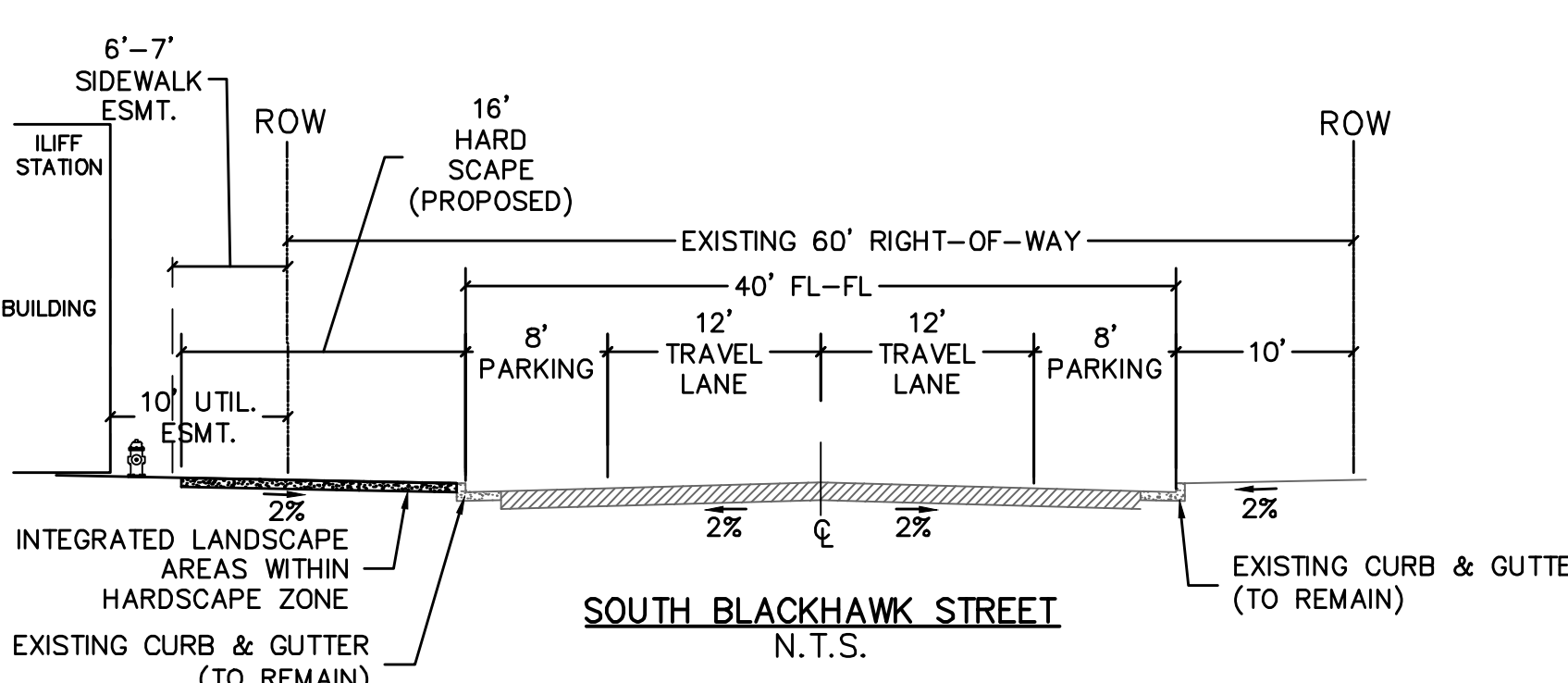
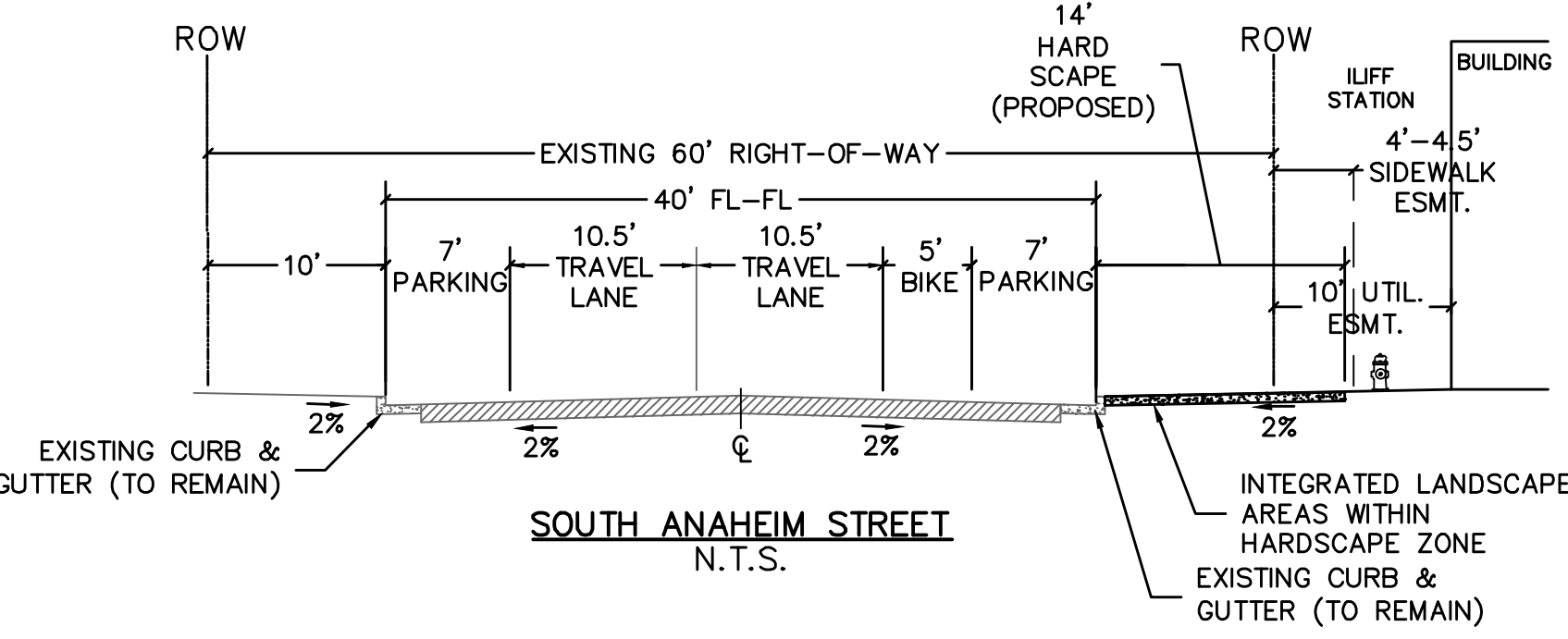
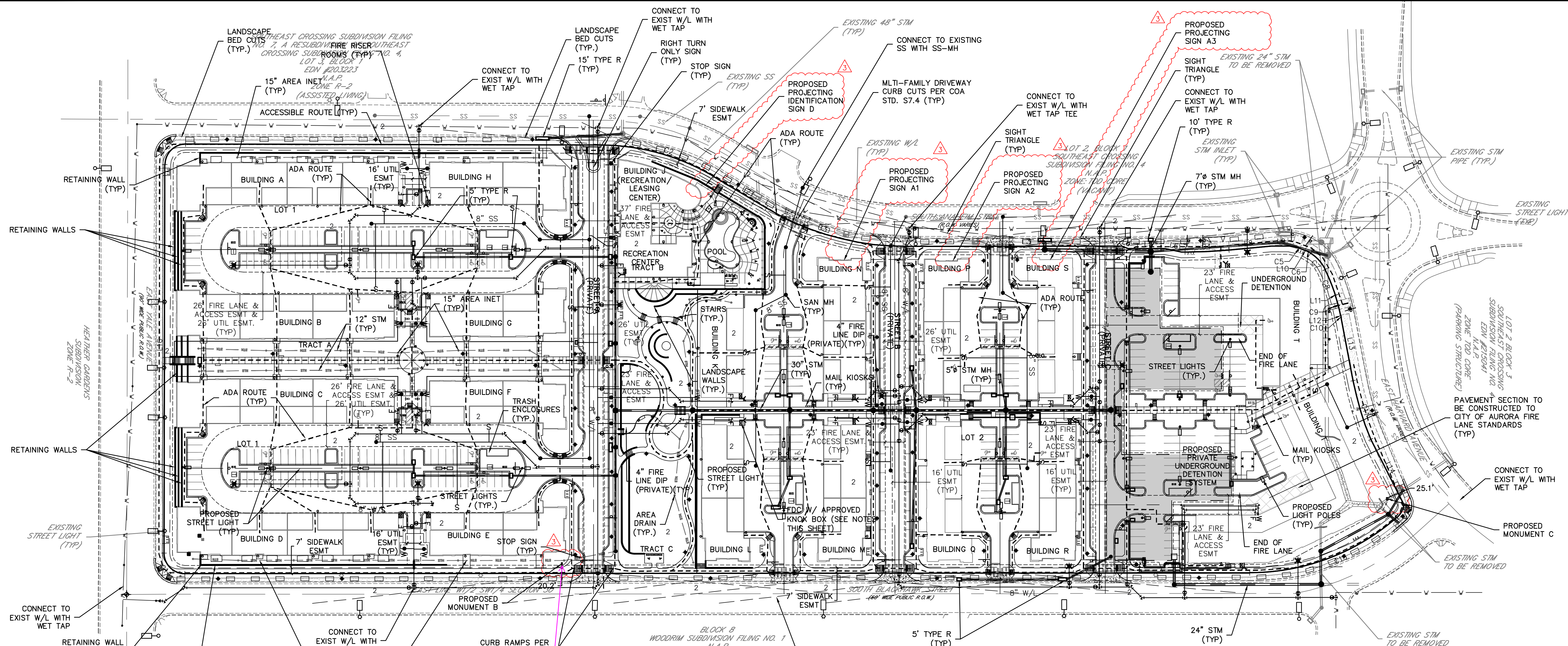
BOOK --

JOB 14.102

SHEET NO.

C-2

CAD FILE: 14.102-OVERALL SITE & UTILITY PLAN



It appears this sign is encroaching into a 10' utility easement, please provide a better detail as to the distance of sign from the property boundary or street rights of way. If sign is encroaching into the easement then an addendum to the license agreement shall be required.

| Parq at Iliff Station (2602 S Anaheim) ID Data Table & Details |                                    |                |               |  |
|--|------------------------------------|----------------|---------------|--|
| SIGN   | TYPE                               | SIGN AREA      | HEIGHT        | LIGHTING   |
| A1   | Projecting (DF)                    | 47             | 11'9"         | S Anaheim  |
| A2   | Projecting (DF)                    | 47             | 11'9"         | S Anaheim  |
| A3   | Projecting (DF)                    | 47             | 11'9"         | S Anaheim  |
| B  | Monument (DF)                      | 12.74          | 4'3"          | 12 Volt 60 Watt Electronic White LED High Output S Blackhawk |
| C  | Monument (DF)                      | 39.94          | 7' 3 13/16"   | 12 Volt 60 Watt Electronic White LED High Output E Harvard   |
| D  | Projecting Identification Sign(SF) | 39.99          | 5' 3 13/16"   | 12 Volt 60 Watt Electronic White LED High Output S Anaheim   |
| Total Area:  |                                    | 233.67 SQ FT   |               |  |
| Total Allowed:   |                                    | 384 SQ FT      |               |  |
| SIGN   | TYPE                               | DISTANCE FROM: |               |  |
|  |                                    | Flow Line      | Property line |  |
| B  | Monument                           | 20.2 FT        | 10 FT         |  |
| C  | Monument                           | 25.1 FT        | 13.8 FT       |  |

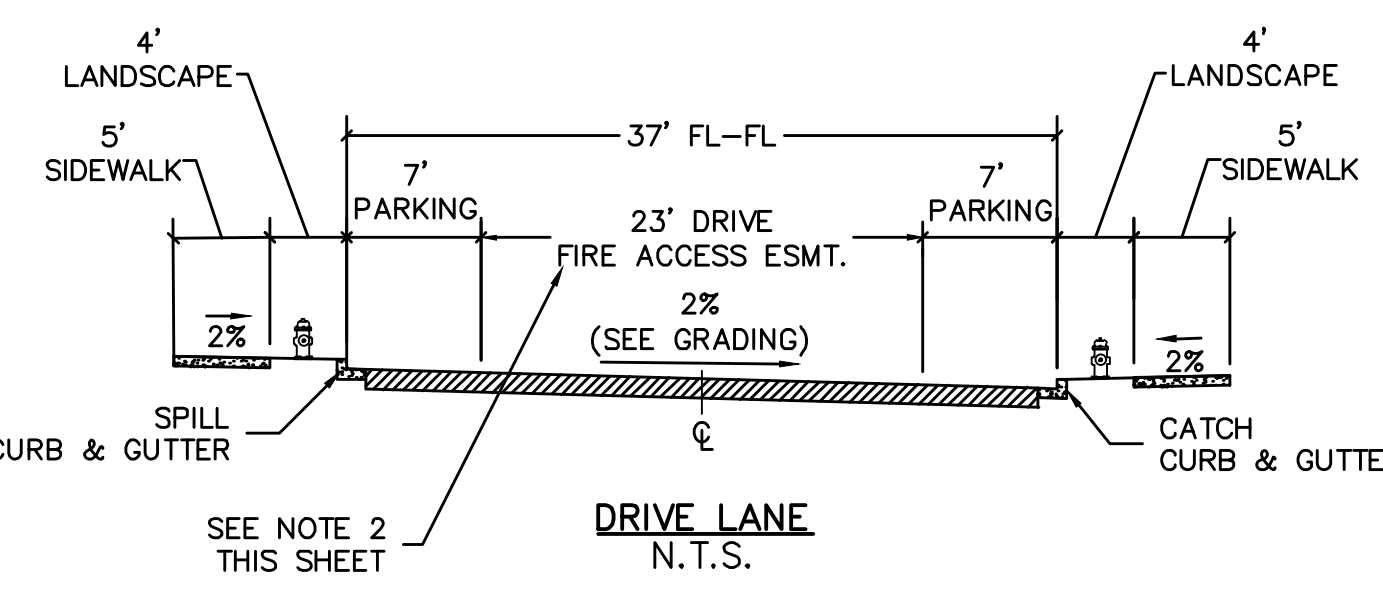
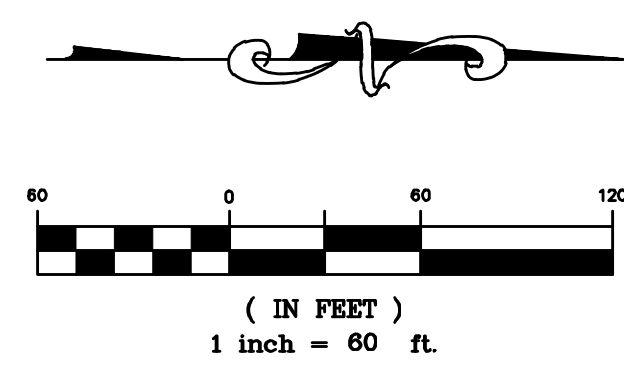
NOTES:

- ALL KNOX BOXES SHALL BE INSTALLED ON AN EXTERIOR PORTION OF A BUILDING OR STRUCTURE AND ABOVE FIRE DEPARTMENT CONNECTIONS "Y" IN LOCATIONS APPROVED BY THE CODE OFFICIAL.
- ALL FIRE LANE AND ACCESS EASEMENTS ARE TO BE PAINTED WITH 4" SOLID RED LINE.

| Curve Table |         |         |           |               |              |
|-------------|---------|---------|-----------|---------------|--------------|
| CURVE #     | LENGTH  | RADIUS  | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 39.14'  | 25.00'  | 89°42'10" | S44°52'50"E   | 35.26'       |
| C2          | 144.77' | 270.00' | 30°43'13" | S15°28'48"W   | 143.04'      |
| C3          | 177.94' | 330.00' | 30°53'39" | N15°20'27"E   | 175.79'      |
| C4          | 53.31'  | 577.01' | 5°17'38"  | N2°38'07"W    | 53.29'       |
| C5          | 21.19'  | 62.50'  | 19°25'26" | S16°08'54"W   | 21.09'       |
| C6          | 6.98'   | 63.00'  | 6°21'03"  | S29°41'09"W   | 6.98'        |
| C7          | 26.59'  | 48.00'  | 31°44'16" | S48°01'50"W   | 26.25'       |
| C8          | 33.47'  | 233.00' | 8°13'50"  | S68°02'40"W   | 33.44'       |
| C9          | 25.75'  | 232.50' | 6°20'45"  | S75°12'22"W   | 25.74'       |
| C10         | 2.72'   | 233.00' | 0°40'11"  | N79°35'52"E   | 2.72'        |
| C11         | 74.43'  | 360.00' | 11°50'47" | N73°14'31"E   | 74.30'       |
| C12         | 18.53'  | 25.00'  | 42°27'48" | N62°28'19"W   | 18.11'       |
| C13         | 194.33' | 270.00' | 41°14'16" | N20°37'18"W   | 190.16'      |
| C14         | 39.43'  | 25.00'  | 90°21'38" | N44°54'52"E   | 35.47'       |

| LINE TABLE |          |             |
|------------|----------|-------------|
| LINE       | LENGTH   | BEARING     |
| L1         | 501.98'  | N00°07'46"E |
| L2         | 74.04'   | N30°50'13"E |
| L3         | 260.79'  | N00°02'48"W |
| L4         | 8.32'    | N20°58'42"E |
| L5         | 44.77'   | N00°01'08"W |
| L6         | 20.43'   | N11°22'14"E |
| L7         | 4.01'    | N00°08'25"W |
| L8         | 51.31'   | N05°14'00"W |
| L9         | 21.13'   | N00°02'48"W |
| L10        | 0.51'    | N66°22'54"W |
| L11        | 0.49'    | S20°12'14"E |
| L12        | 0.48'    | N11°17'45"W |
| L13        | 77.13'   | N79°11'13"E |
| L14        | 88.05'   | N63°07'08"E |
| L15        | 1289.73' | S00°02'48"E |
| L16        | 470.02'  | N89°52'03"W |

| LOT/TRACT TABLE |  |
|-----------------|--|
| LOT 1           | BLOCK 1 ILIFF STATION SUBDIVISION FIL. NO. 1 (MULTIFAMILY)       |
| LOT 2           | BLOCK 1 ILIFF STATION SUBDIVISION FIL. NO. 1 (MULTIFAMILY)       |
| TRACT A         | BLOCK 1 ILIFF STATION SUBDIVISION FIL. NO. 1 (OPEN SPACE/PARK)   |
| TRACT B         | BLOCK 1 ILIFF STATION SUBDIVISION FIL. NO. 1 (RECREATION CENTER) |
| TRACT C         | BLOCK 1 ILIFF STATION SUBDIVISION FIL. NO. 1 (OPEN SPACE/PARK)   |



**BENCHMARK:**  
NGS CONTROL POINT "F 407" BEING A STRE EEL PIN WITH A CENTER PUNCH IN A RANGE BOX AT THE INTERSECTION OF CHAMBERS ROAD AND YALE AVENUE AND AS DESCRIBED BY NGS IN 1984.  
ELEVATION = 5615.94 FEET (NAVD '88 DATUM)





Know what's below.  
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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303.462.1100



STEELWAVE, LLC

2050 MAIN STREET

IRVINE, CA 92614

DENNIS CAVALLARI

STEELWAVE, LLC

ILIFF STATION APARTMENTS

LOT 1, BLOCK 2

SOUTHEAST CROSSING

OVERALL GRADING PLAN

CLIENT

DATE

03/04/16

8" WYLAB 2 DELTA 1 - REVISIONS  
8" WYLAB 2 DELTA 2 - REVISIONS  
8" WYLAB 2 DELTA 3 - REVISIONS  
03-08-2016

REVISIONS



( IN FEET )  
1 inch = 60 ft.

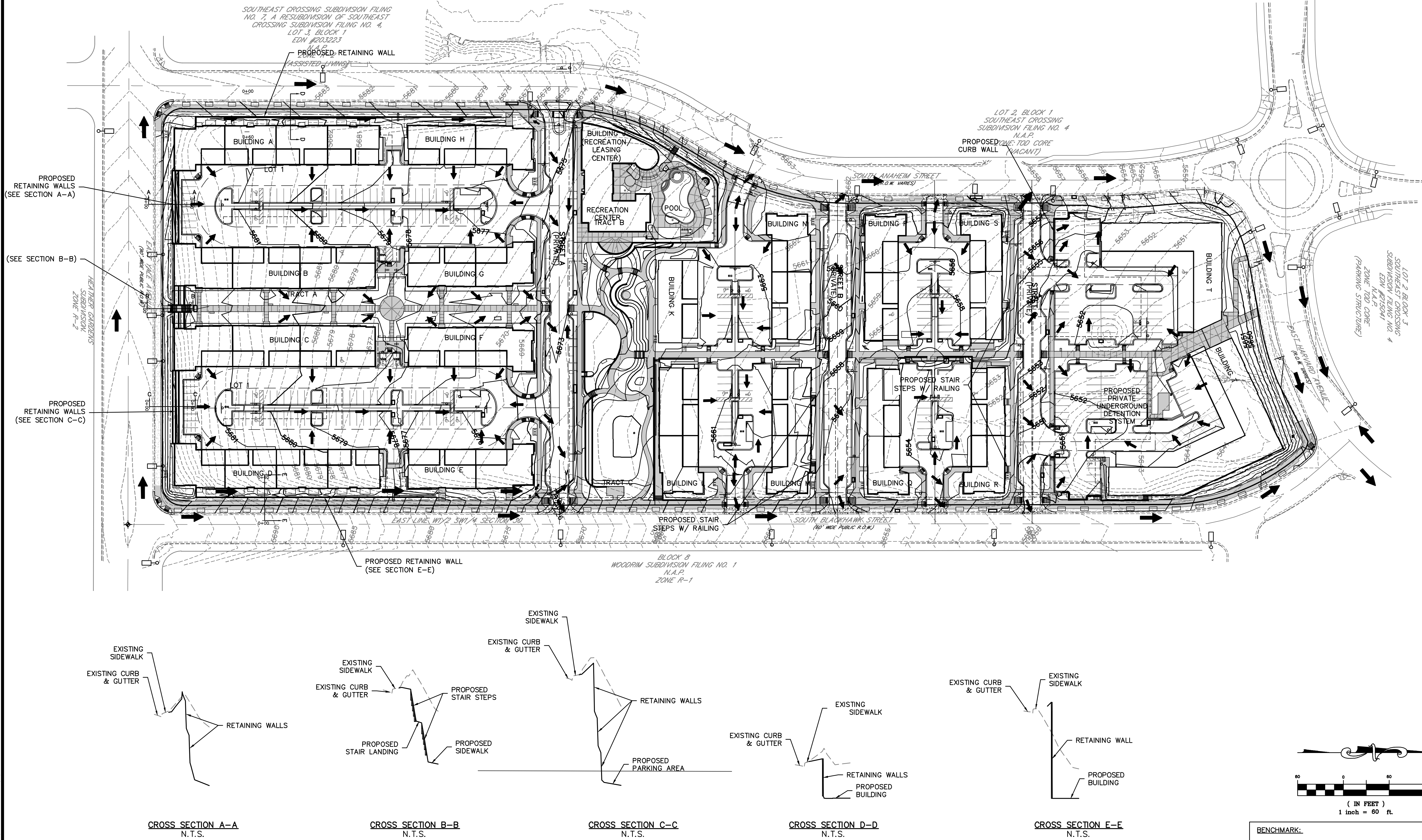
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DR. NTA CH. --  
P.M. BG  
BOOK --  
JOB 14.102  
SHEET NO.

C-3

CAD FILE: 14-102-GRADING PLANS.DWG



CROSS SECTION A-A  
N.T.S.

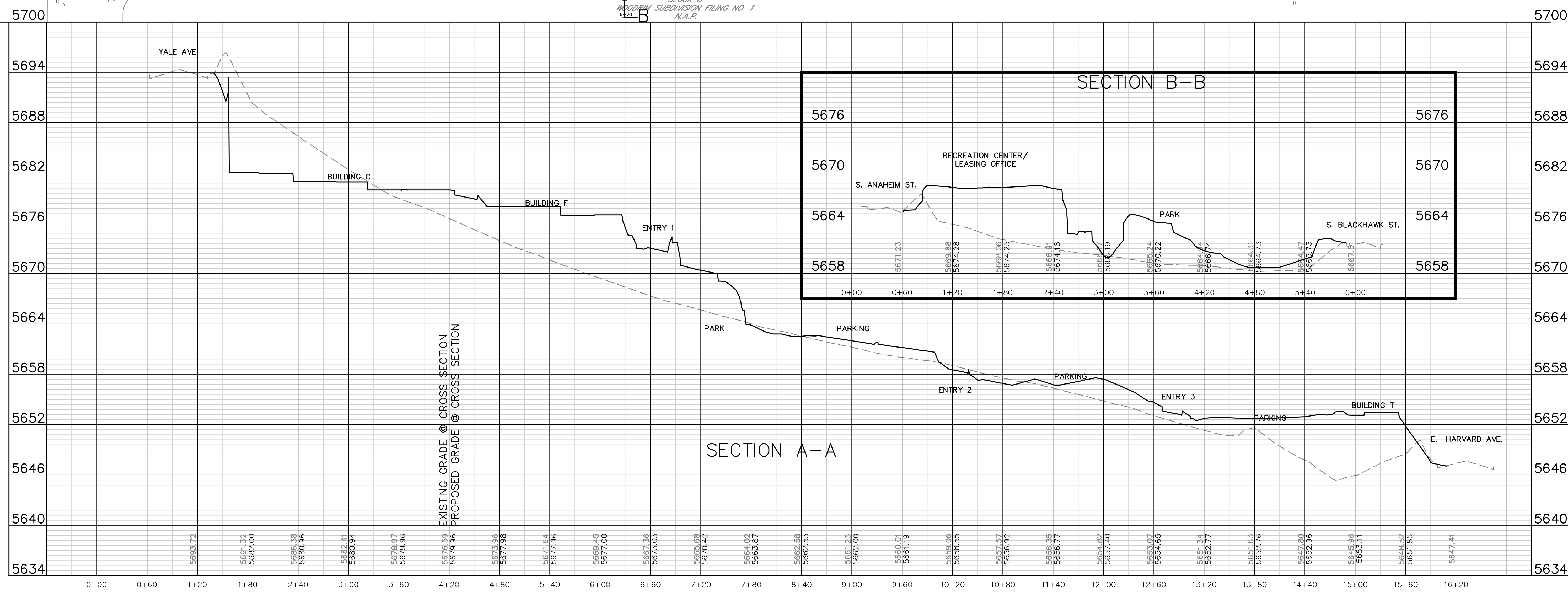
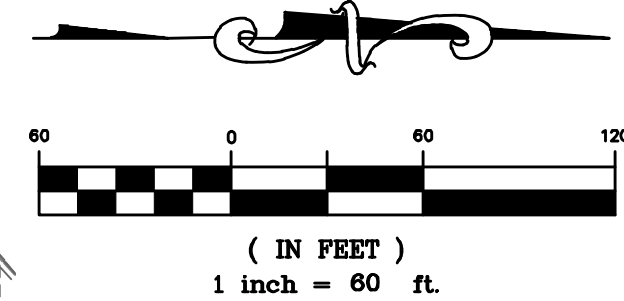
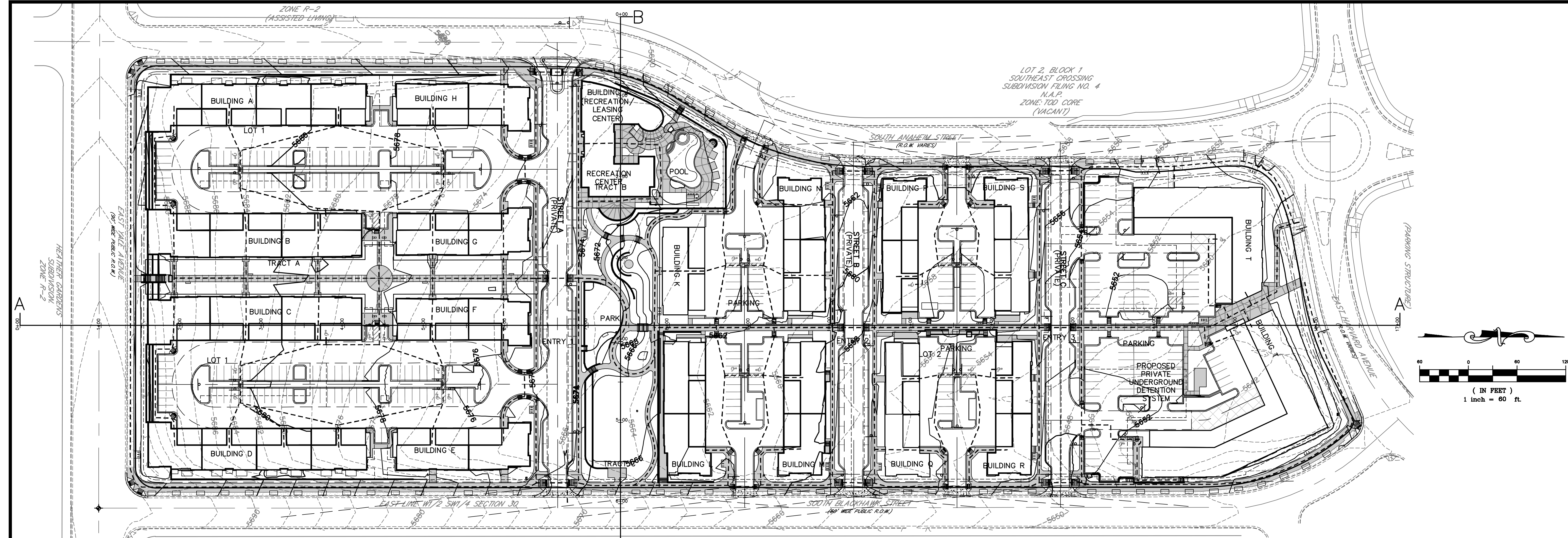
CROSS SECTION B-B  
N.T.S.

CROSS SECTION C-C  
N.T.S.

CROSS SECTION D-D  
N.T.S.

CROSS SECTION E-E  
N.T.S.





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STEELWAVE, LLC

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ILIFF STATION APARTMENTS  
LOT 1, BLOCK 2  
SOUTHEAST CROSSING

DATE

03/04/16

8" HYDAR 2 DELTA 1 - REVISIONS  
8" HYDAR 2 DELTA 2 - REVISIONS  
8" HYDAR 2 DELTA 3 - REVISIONS  
03-08-2018

REVISIONS

DR. NTA CH. --  
P.M. BG --  
BOOK --  
JOB 14.102  
SHEET NO. C-4

3/15/2016 10:41 AM ATWELL-STEELWAVE-ILIFF-SECTION A & B.DWG 3/15/2016 10:41 AM GREGORY RIVARA

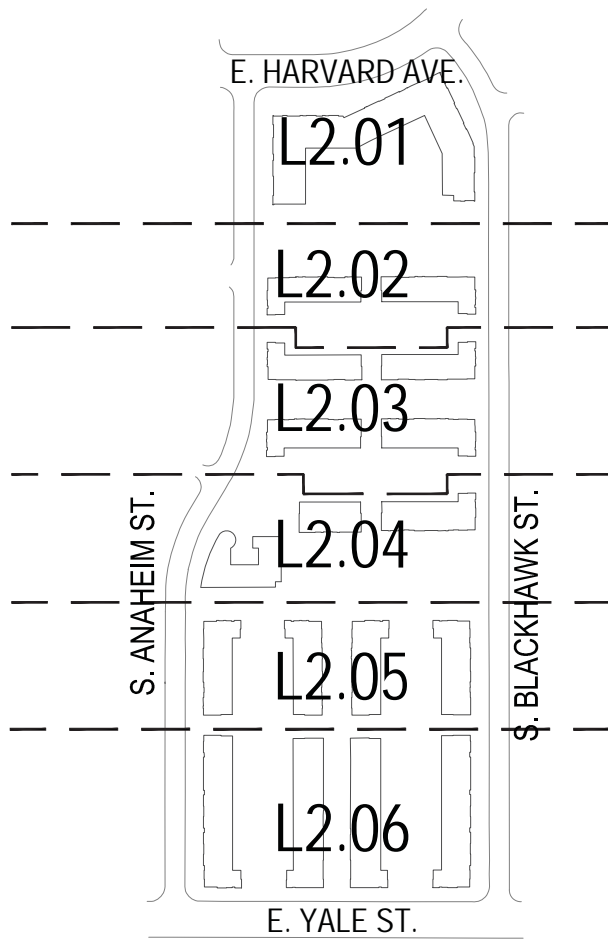
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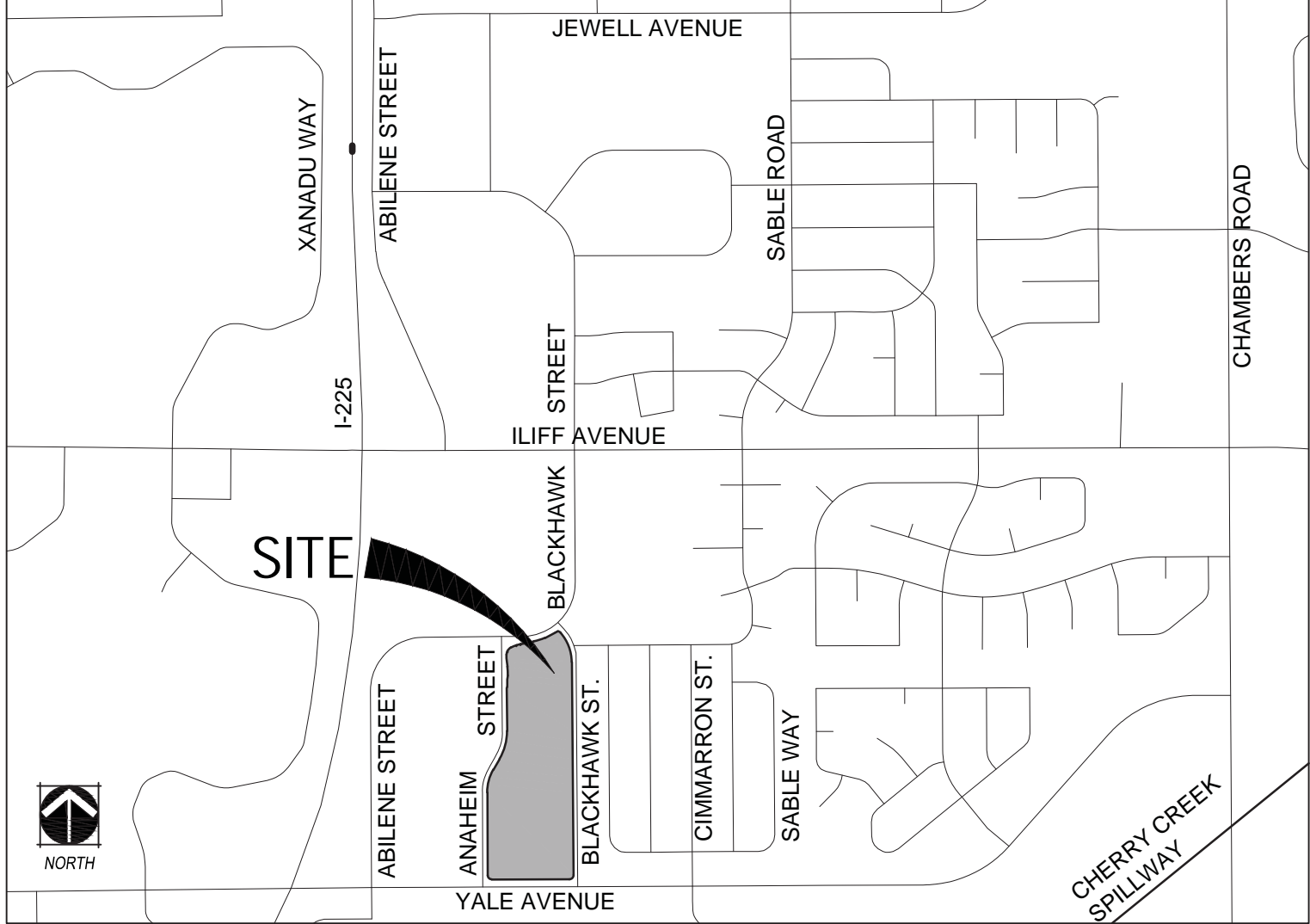
SHEET INDEX

- 2
- L1.01 NOTES AND SCHEDULE
  - L1.02 NOTES AND SCHEDULE
  - L1.03 NOTES AND SCHEDULE
  - L1.04 PLANT LIST
  - L2.01 LANDSCAPE PLAN
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  - L2.04 LANDSCAPE PLAN
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  - L3.01 LANDSCAPE ENLARGEMENTS
  - L3.02 LANDSCAPE ENLARGEMENTS
  - L4.01 LANDSCAPE DETAILS
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  - L4.03 LANDSCAPE DETAILS (MONUMENTS)
  - L5.01 HYDRO-ZONE MAP
  - L6.01 SITE TREE INVENTORY MAP
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SHEET KEY MAP



VICINITY MAP



GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENT'S SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

WATER USE TABLE

| AREA NAME | WATER CONSERVING IRRIGATION (NON-SOD) | NON-WATER CONSERVING IRRIGATION (SOD) | NON-IRRIGATED AREA | TOTAL AREA |
|-----------|---------------------------------------|---------------------------------------|--------------------|------------|
| SITE      | 97,116 SF                             | 47,551 SF                             | 512,158 SF         | 656,825 SF |



LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
5. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
6. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
7. THE CONTRACTOR SHALL INSTALL OR COORDINATE INSTALLATION OF SLEEVING FOR IRRIGATION AND UTILITY IMPROVEMENTS PRIOR TO INSTALLING ALL PAVING. REFER TO IRRIGATION AND UTILITY PLANS FOR SIZE AND LOCATIONS.
8. CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SUB-GRADE COMPACTION UNDER PAVED AREAS. REFER TO PLANS, DETAILS, SPECIFICATIONS OR GEOTECHNICAL REPORTS WHICH IDENTIFY COMPACTION REQUIREMENTS. COORDINATE ALL COMPACTION TESTING WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF ANY PAVING THAT CRACKS OR MOVES RESULTING FROM IMPROPER COMPACTION.
9. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL COORDINATE A FORM INSPECTION WITH THE OWNER'S REPRESENTATIVE NO LESS THAN 24 HOURS PRIOR TO PLACEMENT OF ANY SURFACING SHOWN IN LANDSCAPE PLANS.
11. CONCRETE EDGES, SAW CUTS AND/OR TROWELED SCORE JOINTS SHALL BE CRISP, CLEAN, COMPLETE AND NEAT IN APPEARANCE. LOCATE ALL JOINTS AS IDENTIFIED ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
12. ALL EXPOSED PAVING SHALL BE FINISHED PER DETAILS AND SPECIFICATIONS.
13. CONTRACTOR SHALL PROVIDE ALL PROTECTION AND FACILITIES NECESSARY TO INSURE PROPER CURING AND FINISH OF PAVING.
14. DIMENSIONS PROVIDED ON PLANS ARE FOR REFERENCE ONLY. UTILIZE SURVEY FOR HORIZONTAL AND VERTICAL CONTROL.
15. LOT LINES ARE FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE AS EACH NEIGHBORHOOD IS DEVELOPED.

CITY OF AURORA NOTES

1. SHRUB BEDS ARE TO BE CONTAINED BY 1/8" STEEL EDGER OR SPADE DUG EDGE. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, OR WALKS.
2. ALL SHRUB BEDS ARE TO BE MULCHED WITH 3" DEPTH OF 1 1/2" BLACK GRANITE ROCK MULCH, UNLESS OTHERWISE NOTED. IF SPECIFIED COBBLE, MULCH SPECIFIED AREA WITH 4-6" COLORADO BUFF RIP RAP OR APPROVED EQUAL. IF NOTED FOR WOOD MULCH USE GORILLA HAIR RED CEDAR MULCH WITH NO FABRIC.
3. ALL GROUNDCOVER BEDS, PERENNIAL FLOWER BEDS AND SHRUB BEDS IN NATURALIZED AREAS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED.
4. ALL PARKING LOT MEDIAN AREAS AND PARKING LOT ISLAND AREAS TO BE MULCHED WITH SPECIFIED ROCK MULCH.
5. ALL AREAS, INCLUDING SOD AND BED AREAS, TO BE LANDSCAPED ARE TO HAVE SOIL PREPARATION TILLED INTO ROUGH GRADES TO A DEPTH OF 6". (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND UNPLANTED ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT. ALL TREE PLANTING SHALL BE OFFSET FROM UTILITY LINES A MINIMUM OF 8'.
7. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
8. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
9. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. 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.
11. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
12. DEAD-END WATER LINES SUPPLYING FIRE HYDRANTS MUST MAINTAIN A MINIMUM AVAILABLE RESIDUAL PRESSURE OF 20 PSI FOR FIREFIGHTING PURPOSES. ONLY ONE FIRE HYDRANT (OR FIRE SUPPRESSION LINE) IS ALLOWED ON A DEAD-END WATER LINE EXTENSION AND MUST BE SUPPLIED FROM A LOOPED SYSTEM. ANY DEAD-END WATER LINE SUPPLYING A FIRE HYDRANT THAT EXCEEDS 150 FEET WILL REQUIRE AN EVALUATION BY THE UTILITY DEPARTMENT THAT ENSURES THAT THE 20-PSI MINIMUM RESIDUAL WATER PRESSURE IS AVAILABLE.
13. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
14. COORDINATE TREE AND STREET LIGHT LOCATIONS AND PLACE TREES AT LEAST 15' AWAY FROM A EXISTING OR A PROPOSED STREET LIGHT LOCATION.
15. VERIFY ALL LANDSCAPING WITHIN THE SIGHT VISIBILITY LINES (TE-15) ARE LESS THAN 26" HIGH.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
11. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
12. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
13. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
14. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
15. ALL TREES IN TURF AREAS SHALL RECEIVE WOOD MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
16. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
17. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
18. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
19. CONTRACTOR SHALL PRUNE ALL DEAD BRANCHES FROM ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK SHOWN ON THE LANDSCAPE PLANS. CONTRACTOR SHALL ALSO REMOVE ANY DEAD SHRUBS WITHIN THE SAME LIMITS.
20. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.



1101 Bannock Street  
Denver, Colorado 80204  
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ILIFF STATION  
SITE PLAN - SUBMITTAL  
AURORA, COLORADO

OWNER:  
DENNIS CAVALLARI

400 E. THIRD AVE, SUITE 500  
FOSTER CITY, CA 94404



DATE:  
07/22/15 - SP-01  
10/20/15 - SP-02  
11/25/15 - SP TECH  
02/17/16 - SP TECH 2  
03/04/16 - SP TECH 3  
03/15/16 - SP MYLAR  
08/18/17 - SP MYLAR 2  
DELTA 1 - REVISIONS  
01/09/18 - SP MYLAR 3  
•03/16/18 - SP MYLAR 3  
DELTA 2 - REVISIONS

SHEET TITLE:  
NOTES AND  
SCHEDULE



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LANDSCAPE TABLES:

| Open Space Landscape Table |   |             |                 |                     |                  |                      |                          |                  |                   |
|----------------------------|---|-------------|-----------------|---------------------|------------------|----------------------|--------------------------|------------------|-------------------|
| Area (Tract)               | Description                                     | Length/Area | # of Trees Req. | # of Trees Provided | # of Shrubs Req. | # of Shrubs Provided | Total TE Req./Provided   | Transfers        | Mitigation Inches |
| All Open Space             | Total Open Space Area Total: 38,534 SF          |             |                 |                     |                  |                      | Tract A TE Total: 20/174 |                  |                   |
|                            | Open Space* (1 Tree and 10 Shrubs per 4,000 SF) | 38,534      | 10              | 83                  | 97               | 951                  | (+154)                   |                  | 170.0             |
|                            | Totals:   |             | 10              | 83                  | 97               | 951                  | 151                      | 0 TE Transferred | 170.0             |

\*NOTES:  
1.) 14 Deficient Street Trees Required within the Parking Lot Island have been accommodated within the Open Space.  
2.) 53 Trees are provided over the Required Number of Trees for the Open Space Table, the inches from these trees will go towards Tree Mitigation Inches, quantity depends on type and size of extra Tree. Also, there is .5 inches per provided tree going towards Tree Mitigation Inches due to upsizing. See Mitigation Inches column for more detail.

| Street Tree Table |   |             |                 |                     |                  |                      |                  |
|-------------------|---|-------------|-----------------|---------------------|------------------|----------------------|------------------|
|                   | Street Tree Description   | Length (LF) | # of Trees Req. | # of Trees Provided | # of Shrubs Req. | # of Shrubs Provided | Transfers        |
|                   | Street Trees: East Harvard Avenue* (1 Street Tree per 40 LF)    | 321         | 9               | 10                  | Not Required     | 0                    | 7.5              |
|                   | Street Trees: South Blackhawk Street* (1 Street Tree per 40 LF) | 1,315       | 33              | 42                  | Not Required     | 256                  | 40               |
|                   | Street Trees: South Anaheim Street* (1 Street Tree per 40 LF)   | 1,203       | 31              | 32                  | Not Required     | 194                  | 29               |
|                   | Street Trees: East Yale Ave* (1 Street Tree per 40 LF)          | 511         | 13              | 16                  | Not Required     | 0                    | 15.5             |
|                   | Totals:   | 3,350       | 86              | 100                 | -                | 450                  | 0 TE Transferred |

\*NOTES:  
1.) 450 Shrubs Not Required within the R.O.W / Tree Lawn have been added within the Tree Lawn Area.  
2.) 13 Trees are provided over the Required Number of Trees for the Street Tree Table, the inches from these trees will go towards Tree Mitigation Inches, quantity depends on type and size of extra Tree. Also, there is .5 inches per provided tree going towards Tree Mitigation Inches due to upsizing. See Mitigation Inches column for more detail.  
3.) Distances measured between tangent points, Intersecting Drives Excluded.

| Median and Parking Lot Island Landscape Table |  |                       |                 |                     |                  |                      |                           |
|---|--|-----------------------|-----------------|---------------------|------------------|----------------------|---------------------------|
|   | Median and Parking Lot Island Description                | Length (LF)/ Quantity | # of Trees Req. | # of Trees Provided | # of Shrubs Req. | # of Shrubs Provided | Transfers                 |
|   | Median Trees: All Parking Lots * (1 Tree per 30 LF)      | 1,610                 | 54              | 50                  | Not Required     | 228                  | 4 TE to Open Space Areas  |
|   | Parking Lot Islands: All Parking Lots* (1 Tree per Each) | 36                    | 36              | 26                  | Not Required     | 382                  | 10 TE to Open Space Areas |
|   | Totals:  |                       | 90              | 76                  | -                | 610                  | 14 TE Transferred         |

\*NOTES:  
1.) 610 Shrubs Not Required within the Medians and Parking Lot Islands have been added within these Areas.  
2.) Because of Utility Conflicts 16 Deficient TE Required within the Parking Lot Islands and Median Areas have been accommodated in Open Space Areas, see Transfers Column for more detail.

| Building Elevation Landscape Table |  |                       |                 |                     |                       |                       |                      |                        |                   |
|------------------------------------|--|-----------------------|-----------------|---------------------|-----------------------|-----------------------|----------------------|------------------------|-------------------|
| Building                           | Building Elevation Landscape Description                             | Length (LF)/ Quantity | # of Trees Req. | # of Trees Provided | # of Reg. Shrubs Req. | # of Tall Shrubs Req. | # of Shrubs Provided | Transfers              | Mitigation Inches |
| A                                  | Building A Elevation (1.25 Plants Per 5 LF of Frontage)              | 450                   |                 |                     |                       |                       |                      |                        |                   |
|                                    | 5% Trees (Mix of Evergreen and Deciduous)                            |                       | 6               | 6                   |                       |                       |                      |                        | 3.0               |
|                                    | 15% Tall Shrubs  |                       |                 |                     |                       |                       | 17                   | 20                     |                   |
|                                    | 80% Other Shrubs   |                       |                 |                     | 110                   |                       | 144                  |                        |                   |
| B                                  | Building B Elevation (1.25 Plants Per 5 LF of Frontage)              | 438                   |                 |                     |                       |                       |                      |                        |                   |
|                                    | 5% Trees (Mix of Evergreen and Deciduous)                            |                       | 6               | 6                   |                       |                       |                      |                        | 3.0               |
|                                    | 15% Tall Shrubs  |                       |                 |                     |                       |                       | 17                   | 18                     |                   |
|                                    | 80% Other Shrubs   |                       |                 |                     | 105                   |                       | 190                  |                        |                   |
| C                                  | Building C Elevation (1.25 Plants Per 5 LF of Frontage)              | 435                   |                 |                     |                       |                       |                      |                        |                   |
|                                    | 5% Trees (Mix of Evergreen and Deciduous)                            |                       | 6               | 6                   |                       |                       |                      |                        | 3.0               |
|                                    | 15% Tall Shrubs  |                       |                 |                     |                       |                       | 17                   | 18                     |                   |
|                                    | 80% Other Shrubs   |                       |                 |                     | 104                   |                       | 137                  |                        |                   |
| D                                  | Building D Elevation (1.25 Plants Per 5 LF of Frontage)              | 450                   |                 |                     |                       |                       |                      |                        |                   |
|                                    | 5% Trees (Mix of Evergreen and Deciduous)                            |                       | 6               | 6                   |                       |                       |                      |                        | 3.0               |
|                                    | 15% Tall Shrubs  |                       |                 |                     |                       |                       | 17                   | 18                     |                   |
|                                    | 80% Other Shrubs   |                       |                 |                     | 107                   |                       | 143                  |                        |                   |
| E                                  | Building E Elevation (1.25 Plants Per 5 LF of Frontage)              | 326                   |                 |                     |                       |                       |                      |                        |                   |
|                                    | 5% Trees (Mix of Evergreen and Deciduous)                            |                       | 5               | 5                   |                       |                       |                      |                        | 2.5               |
|                                    | 15% Tall Shrubs  |                       |                 |                     |                       |                       | 13                   | 13                     |                   |
|                                    | 80% Other Shrubs   |                       |                 |                     | 78                    |                       | 96                   |                        |                   |
| F                                  | Building F Elevation (1.25 Plants Per 5 LF of Frontage)              | 326                   |                 |                     |                       |                       |                      |                        |                   |
|                                    | 5% Trees (Mix of Evergreen and Deciduous)                            |                       | 5               | 5                   |                       |                       |                      |                        | 2.5               |
|                                    | 15% Tall Shrubs  |                       |                 |                     |                       |                       | 13                   | 13                     |                   |
|                                    | 80% Other Shrubs   |                       |                 |                     | 78                    |                       | 73                   | 5 Shrubs to Building G |                   |
| G                                  | Building G Elevation (1.25 Plants Per 5 LF of Frontage)              | 326                   |                 |                     |                       |                       |                      |                        |                   |
|                                    | 5% Trees (Mix of Evergreen and Deciduous)                            |                       | 5               | 6                   |                       |                       |                      |                        | 5.5               |
|                                    | 15% Tall Shrubs  |                       |                 |                     |                       |                       | 13                   | 13                     |                   |
|                                    | 80% Other Shrubs   |                       |                 |                     | 78                    |                       | 103                  |                        |                   |
| H                                  | Building H Elevation (1.25 Plants Per 5 LF of Frontage)              | 351                   |                 |                     |                       |                       |                      |                        |                   |
|                                    | 5% Trees (Mix of Evergreen and Deciduous)                            |                       | 5               | 5                   |                       |                       |                      |                        | 2.5               |
|                                    | 15% Tall Shrubs  |                       |                 |                     |                       |                       | 14                   | 14                     |                   |
|                                    | 80% Other Shrubs   |                       |                 |                     | 84                    |                       | 104                  |                        |                   |
| J (Clubhouse)                      | Building I (Clubhouse) Elevation* (1.25 Plants Per 5 LF of Frontage) | 595                   |                 |                     |                       |                       |                      |                        |                   |
|                                    | 5% Trees (Mix of Evergreen and Deciduous)                            |                       | 8               | 16                  |                       |                       |                      |                        | 28.0              |
|                                    | 15% Tall Shrubs  |                       |                 |                     |                       |                       | 23                   | 26                     |                   |
|                                    | 80% Other Shrubs   |                       |                 |                     | 142                   |                       | 142                  |                        |                   |

|               |   |     |     |     |       |     |      |                    |      |
|---------------|---|-----|-----|-----|-------|-----|------|--------------------|------|
| J (Poolhouse) | Building J Elevation (1.25 Plants Per 5 LF of Frontage) | 90  |     |     |       |     |      |                    |      |
|               | 5% Trees (Mix of Evergreen and Deciduous)               |     | 2   | 1   |       |     |      | 1 TE to Building I | 1.0  |
|               | 15% Tall Shrubs   |     |     |     |       | 4   | 4    |                    |      |
|               | 80% Other Shrubs  |     |     |     | 22    |     | 31   |                    |      |
| K             | Building K Elevation (1.25 Plants Per 5 LF of Frontage) | 233 |     |     |       |     |      |                    |      |
|               | 5% Trees (Mix of Evergreen and Deciduous)               |     | 3   | 4   |       |     |      |                    | 4.5  |
|               | 15% Tall Shrubs   |     |     |     |       | 9   | 11   |                    |      |
|               | 80% Other Shrubs  |     |     |     | 56    |     | 60   |                    |      |
| L             | Building L Elevation (1.25 Plants Per 5 LF of Frontage) | 330 |     |     |       |     |      |                    |      |
|               | 5% Trees (Mix of Evergreen and Deciduous)               |     | 5   | 5   |       |     |      |                    | 2.5  |
|               | 15% Tall Shrubs   |     |     |     |       | 13  | 13   |                    |      |
|               | 80% Other Shrubs  |     |     |     | 79    |     | 81   |                    |      |
| M             | Building M Elevation (1.25 Plants Per 5 LF of Frontage) | 330 |     |     |       |     |      |                    |      |
|               | 5% Trees (Mix of Evergreen and Deciduous)               |     | 5   | 5   |       |     |      |                    | 2.5  |
|               | 15% Tall Shrubs   |     |     |     |       | 13  | 18   |                    |      |
|               | 80% Other Shrubs  |     |     |     | 79    |     | 118  |                    |      |
| N             | Building N Elevation (1.25 Plants Per 5 LF of Frontage) | 330 |     |     |       |     |      |                    |      |
|               | 5% Trees (Mix of Evergreen and Deciduous)               |     | 5   | 5   |       |     |      |                    | 2.5  |
|               | 15% Tall Shrubs   |     |     |     |       | 13  | 17   |                    |      |
|               | 80% Other Shrubs  |     |     |     | 79    |     | 153  |                    |      |
| P             | Building P Elevation (1.25 Plants Per 5 LF of Frontage) | 323 |     |     |       |     |      |                    |      |
|               | 5% Trees (Mix of Evergreen and Deciduous)               |     | 5   | 5   |       |     |      |                    | 2.5  |
|               | 15% Tall Shrubs   |     |     |     |       | 13  | 18   |                    |      |
|               | 80% Other Shrubs  |     |     |     | 77    |     | 77   |                    |      |
| Q             | Building Q Elevation (1.25 Plants Per 5 LF of Frontage) | 323 |     |     |       |     |      |                    |      |
|               | 5% Trees (Mix of Evergreen and Deciduous)               |     | 5   | 5   |       |     |      |                    | 2.5  |
|               | 15% Tall Shrubs   |     |     |     |       | 13  | 13   |                    |      |
|               | 80% Other Shrubs  |     |     |     | 77    |     | 123  |                    |      |
| R             | Building R Elevation (1.25 Plants Per 5 LF of Frontage) | 323 |     |     |       |     |      |                    |      |
|               | 5% Trees (Mix of Evergreen and Deciduous)               |     | 5   | 5   |       |     |      |                    | 2.5  |
|               | 15% Tall Shrubs   |     |     |     |       | 13  | 13   |                    |      |
|               | 80% Other Shrubs  |     |     |     | 77    |     | 101  |                    |      |
| S             | Building S Elevation (1.25 Plants Per 5 LF of Frontage) | 323 |     |     |       |     |      |                    |      |
|               | 5% Trees (Mix of Evergreen and Deciduous)               |     | 5   | 5   |       |     |      |                    | 2.5  |
|               | 15% Tall Shrubs   |     |     |     |       | 13  | 13   |                    |      |
|               | 80% Other Shrubs  |     |     |     | 77    |     | 133  |                    |      |
| T             | Building T Elevation (1.25 Plants Per 5 LF of Frontage) | 885 |     |     |       |     |      |                    |      |
|               | 5% Trees (Mix of Evergreen and Deciduous)               |     | 12  | 17  |       |     |      |                    | 18.5 |
|               | 15% Tall Shrubs   |     |     |     |       | 34  | 37   |                    |      |
|               | 80% Other Shrubs  |     |     |     | 211   |     | 264  |                    |      |
|               | Totals:   |     | 104 | 118 | 1,720 | 282 | 2583 | 5 Shrubs and 1 TE  | 94.5 |

\*NOTES:  
1.) Due to the Depth of the required Urban Streetscape and keeping all planting at least 5' away from the building, transferring of Shrubs and one Tree needed to be Transferred. They have been accommodated along other Building Elevations. See Transfers Column for location.  
2.) There are 384 Shrubs provided over the Required Number of Shrubs in this Table For Building Elevation Landscape.  
3.) 14 Trees are provided over the Required Number of Trees for the Street Tree Table, the inches from these trees will go towards Tree Mitigation Inches, quantity depends on type and size of extra Tree. Also, there is .5 inches per provided tree going towards Tree Mitigation Inches due to upsizing. See Mitigation Inches column for more detail.

LANDSCAPE TOTALS:

|  | Tree Equivalents Req. | Shrubs Req. | Tree Equivalents Provided. | Shrubs Provided. | Mitigation Inches Provided. |
|--|-----------------------|-------------|----------------------------|------------------|-----------------------------|
| GRAND TOTALS:  | 290                   | 2,099       | 376                        | 4,631            | 394.5 Inches                |
| Total Tree Equivalents (TE):                               | 290 (TE)              | 210 (TE)    | 376 (TE)                   | 463 (TE)         |                             |
| Total Required Tree Equivalents (TE) or Mitigation Inches: |                       | 500 (TE)    |                            |                  | 393.1 Inches Required       |
| Total Provided Tree Equivalents (TE):                      |                       |             |                            | 839 (TE)         | 394.5 Inches Provided       |

Mitigation Inches Notes:  
1.) Inches include 3 inches per every Extra Provided Canopy Tree, 4" Per Every Extra Provided Evergreen Tree, 2.5" Per Every Extra Provided Ornamental Tree and .5 inches per Tree Required and Provided on Site because we Upsized our Canopy Trees to 3" Caliper, our Evergreens to 8", and our Ornamental Trees to 2.5" Caliper.



1101 Bannock Street  
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P 303.892.1166  
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ILIFF STATION  
SITE PLAN - SUBMITTAL  
AURORA, COLORADO

OWNER:  
DENNIS CAVALLARI  
400 E. THIRD AVE. SUITE 500  
FOSTER CITY, CA 94404  
STEELWAVE



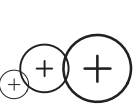
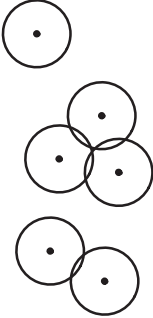
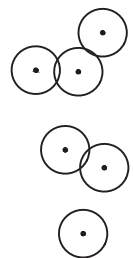
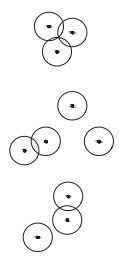
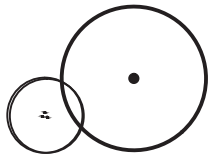
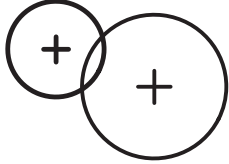
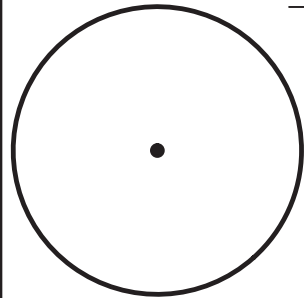
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10/20/15 - SP-02  
11/25/15 - SP TECH  
02/17/16 - SP TECH 2  
03/04/16 - SP TECH 3  
03/15/16 - SP MYLAR  
08/18/17 - SP MYLAR 2  
DELTA 1 - REVISIONS  
01/09/18 - SP MYLAR 3  
•03/16/18 - SP MYLAR 3  
DELTA 2 - REVISIONS

SHEET TITLE:  
NOTES AND  
SCHEDULE





LANDSCAPE PLANT LIST



| QTY.                           | SYM. | COMMON NAME                    | BOTANICAL NAME                              | SIZE & COND.          |
|--------------------------------|------|--------------------------------|---|-----------------------|
| (UNLESS OTHERWISE NOTED)       |      |                                |   |                       |
| DECIDUOUS CANOPY TREES         |      |                                |   |                       |
| 5                              | ACE  | ACCOLADE ELM                   | ULMUS 'MORTON'                              | 3" CAL B&B            |
| 63                             | GMM  | GREEN MOUNTAIN SUGAR MAPLE     | ACER SACCHARUM 'GREEN MOUNTAIN'             | 3" CAL B&B            |
| 26                             | RML  | REDMOND LINDEN                 | TILIA AMERICAN 'REDMOND'                    | 3" CAL B&B            |
| 49                             | SHA  | SHADEMASTER HONEYLOCUST        | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | 3" CAL B&B            |
| 39                             | SHU  | SHUMARD OAK                    | QUERCUS SHUMARDII                           | 3" CAL B&B            |
| 33                             | SKY  | SKYLINE HONEYLOCUST            | GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'     | 3" CAL B&B            |
| 31                             | SSM  | STATE STREET MAPLE             | ACER MIYABEI 'MORTON'                       | 3" CAL B&B            |
| EVERGREEN TREES                |      |                                |   |                       |
| 6                              | AUS  | AUSTRIAN PINE                  | PINUS NIGRA                                 | 8' HT. MIN (SPECIMEN) |
| 2                              | BAK  | BAKERI SPRUCE                  | PICEA PUNGENS 'BAKERI'                      | 8' HT. MIN (SPECIMEN) |
| 16                             | BEM  | COMPACT GEM BOSNIAN PINE       | PINUS LEUCODERMIS 'COMPACT GEM'             | 8' HT. MIN (SPECIMEN) |
| 3                              | CBS  | COLORADO BLUE SPRUCE           | PICEA PUNGENS                               | 8' HT. MIN (SPECIMEN) |
| DECIDUOUS ORNAMENTAL TREES     |      |                                |   |                       |
| 7                              | ABS  | AUTUMN BRILLIANCE SERVICEBERRY | AMELANCHIER X GRANDIFLORS                   | 2.5" CAL., B&B        |
| 10                             | CHP  | CHANTICLEAR PEAR               | PYRUS CALLERYANA 'CHANTICLEER'              | 2.5" CAL., B&B        |
| 23                             | CSO  | CRIMSON SPIRE OAK              | QUERCUS ROBUR X ALBA 'CRIMSCHMDT'           | 2.5" CAL., B&B        |
| 7                              | NEW  | NEWPORT PLUM                   | PRUNUS CERASIFER 'NEWPORT'                  | 2.5" CAL., B&B        |
| 10                             | PHO  | FASTIGIATE ENGLISH OAK         | QUERCUS ROBUR 'FASTIGIATA'                  | 2.5" CAL., B&B        |
| 56                             | SPR  | SPRING SNOW CRABAPPLE          | MALUS 'SPRING SNOW'                         | 2.5" CAL., B&B        |
| DECIDUOUS SHRUBS- 2'-5' SPREAD |      |                                |   |                       |
| 17                             | CPB  | CRIMSON PYGMY BARBERRY         | BERBERIS THUNBERGII 'ATROPURPUREA NANA'     | #5 CONT.              |
| 82                             | DCM  | CAROL MACKIE DAPHNE            | DAPHNE X BURKWOODII 'CAROL MACKIE'          | #5 CONT.              |
| 13                             | EUC  | DWARF EUROPEAN CRANBERRY BUSH  | VIBURNUM OPULUS 'NANUM'                     | #5 CONT.              |
| 112                            | FCW  | PINK FLOWERING CARPET ROSE     | ROSA X 'NOATRAUM'                           | #5 CONT.              |
| 144                            | GFS  | GOLDFLAME SPIREA               | SPIRAEA JAPONICA 'GOLDFLAME'                | #5 CONT.              |
| 173                            | GND  | DARTS GOLD NINEBARK            | PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'        | #5 CONT.              |
| 156                            | JWS  | JAPANESE WHITE SPIREA          | SPIRAEA JAPONICA 'ALBIFLORA'                | #5 CONT.              |
| 83                             | MKL  | MISS KIM DWARF LILAC           | SYRINGA PATULA 'MISS KIM'                   | #5 CONT.              |
| 483                            | NFS  | NEON FLASH SPIREA              | SPIRAEA JAPONICA 'NEON FLASH'               | #5 CONT.              |
| DECIDUOUS SHRUBS- 5'-7' SPREAD |      |                                |   |                       |
| 68                             | BMS  | BLUE MIST SPIREA               | CARYOPTERIS X CLANDONENSIS 'BLUE MIST'      | #5 CONT.              |
| 41                             | CBU  | COLUMNAR BUCKTHORN             | RHAMNUS FRANGULA 'COLUMNARIS'               | #5 CONT.              |
| 103                            | DBB  | DWARF BURNING BUSH             | EUONYMUS ALATUS 'COMPACTA'                  | #5 CONT.              |
| 117                            | DKO  | DWARF KOREAN LILAC             | SYRINGA MEYERI 'ROYALTY'                    | #5 CONT.              |
| 10                             | HTT  | TINY TRUMPETS HONEYSUCKLE      | LONICERA SYRINGANTHA 'WOLFII'               | #5 CONT.              |
| 40                             | IDO  | ISANTH DOGWOOD                 | CORNUS STOLONIFERA 'ISANTH'                 | #5 CONT.              |
| 105                            | SMS  | SNOWMOUND SPIREA               | SPIRAEA NIPPONICA 'SNOWMOUND'               | #5 CONT.              |
| 26                             | SWN  | SUMMER WINE NINEBARK           | PHYSOCARPUS OPULIFOLIUS 'SEWARD'            | #5 CONT.              |
| 26                             | WAR  | WINE AND ROSES WEIGELA         | WEIGELA FLORIDA 'ALEXANDRA'                 | #5 CONT.              |
| DECIDUOUS SHRUBS- 7'-9' SPREAD |      |                                |   |                       |
| 8                              | CPL  | COMMON PURPLE LILAC            | SYRINGA VULGARIS                            | #5 CONT.              |
| 8                              | FSS  | GRO LOW FRAGRANT SUMAC         | RHUS AROMATICA 'GROW-LOW'                   | #5 CONT.              |
| 18                             | NCH  | NATIVE CHOKECHERRY             | PRUNUS VIRGINIANA MELANOCARPA               | #5 CONT.              |
| 83                             | SLB  | SILVERBERRY                    | ELEAGNUS COMMUTATA                          | #5 CONT.              |
|                                | VKS  | KOREANSPICE VIBURNUM           | VIBURNUM CARLESII                           | #5 CONT.              |
| EVERGREEN SHRUBS               |      |                                |   |                       |
| 488                            | BCH  | BLUE CHIP JUNIPER              | JUNIPERUS HORIZONTALIS 'BLUE CHIP'          | #5 CONT.              |
| 432                            | BRO  | BROADMOOR JUNIPER              | JUNIPERUS SABINA 'BROADMOOR'                | #5 CONT.              |
| 103                            | BUF  | BUFFALO JUNIPER                | JUNIPERUS SABINA 'BUFFALO'                  | #5 CONT.              |
| 35                             | BCJ  | BLUE CHIP JUNIPER              | JUNIPERUS HORIZONTALIS 'BLUE CHIP'          | #5 CONT.              |
| 15                             | CBJ  | BLUE PROSTRATA SPRUCE          | PICEA PUNGENS GLAUCA PROSTRATA              | #5 CONT.              |
| 417                            | CCJ  | CALGARY CARPET JUNIPER         | JUNIPERUS SABINA 'CALGARY CARPET'           | #5 CONT.              |
| 101                            | DSC  | DWARF SCOTCH PINE              | PINUS SYLVESTRIS 'GLAUCA NANA'              | #5 CONT.              |
| 198                            | GSP  | GLOBE SPRUCE                   | PICEA PUNGENS 'GLOBOSA'                     | #5 CONT.              |
| 45                             | HUG  | HUGHES JUNIPER                 | JUNIPERUS HORIZONTALIS 'HUGHES'             | #5 CONT.              |
| 16                             | SKJ  | SKY ROCKET JUNIPER             | JUNIPERUS SCOPULORUM 'SKYROCKET'            | #5 CONT.              |



| QTY.    | SYM. | COMMON NAME                        | BOTANICAL NAME                            | SIZE & COND. |
|---------|------|------------------------------------|---|--------------|
| GRASSES |      |                                    |   |              |
| 37      | BAG  | BLUE AVENA GRASS                   | HELOCTOTRICHON SEMPERVIRENS               | #1 CONT.     |
| 290     | CMG  | COMPACT MAIDEN GRASS               | MISCANTHUS SINENSIS 'ADAGIO'              | #1 CONT.     |
| 420     | FRG  | FEATHER REED GRASS                 | CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER' | #1 CONT.     |
| 244     | GHM  | HEAVY METAL SWITCH GRASS           | PANICUM VIRGATUM 'HEAVY METAL'            | #1 CONT.     |
| 569     | HFG  | HARDY FOUNTAIN GRASS               | PENNISSETUM ALOPECUROIDES 'HAMELN'        | #1 CONT.     |
| 283     | IND  | INDIAN STEEL GRASS                 | SORGHASTRUM NUTANS 'INDIAN STEEL'         | #1 CONT.     |
| 302     | KFG  | KOREAN FEATHER REED GRASS          | CALAMAGROSTIS BRACHYTRICHA                | #1 CONT.     |
| 55      | LBG  | PRARIE BLUES LITTLE BLUESTEM GRASS | SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'   | #1 CONT.     |
| 54      | MLM  | MORNING LIGHT MAIDEN GRASS         | MISCANTHUS SINENSIS 'MORNING LIGHT'       | #1 CONT.     |
| 186     | PMG  | PURPLE MAIDEN GRASS                | MISCANTHUS SINENSIS 'PURPURESCENS'        | #1 CONT.     |
| 62      | ZEB  | ZEBRA GRASS                        | MISCANTHUS SSINENSIS 'STRICTUS'           | #1 CONT.     |

MANICURED TURF TYPE TALL FESCUE SOD (IRRIGATED)

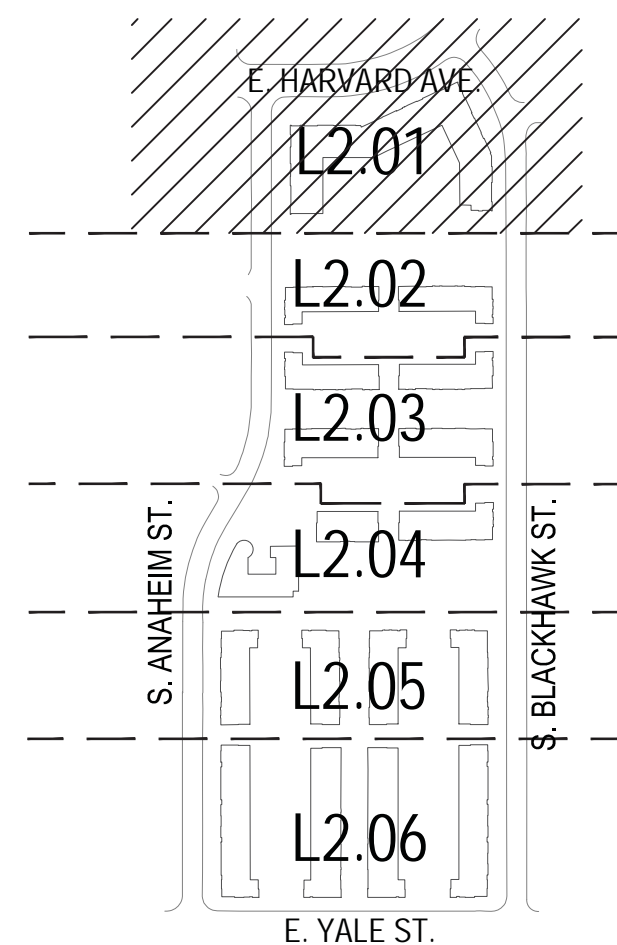
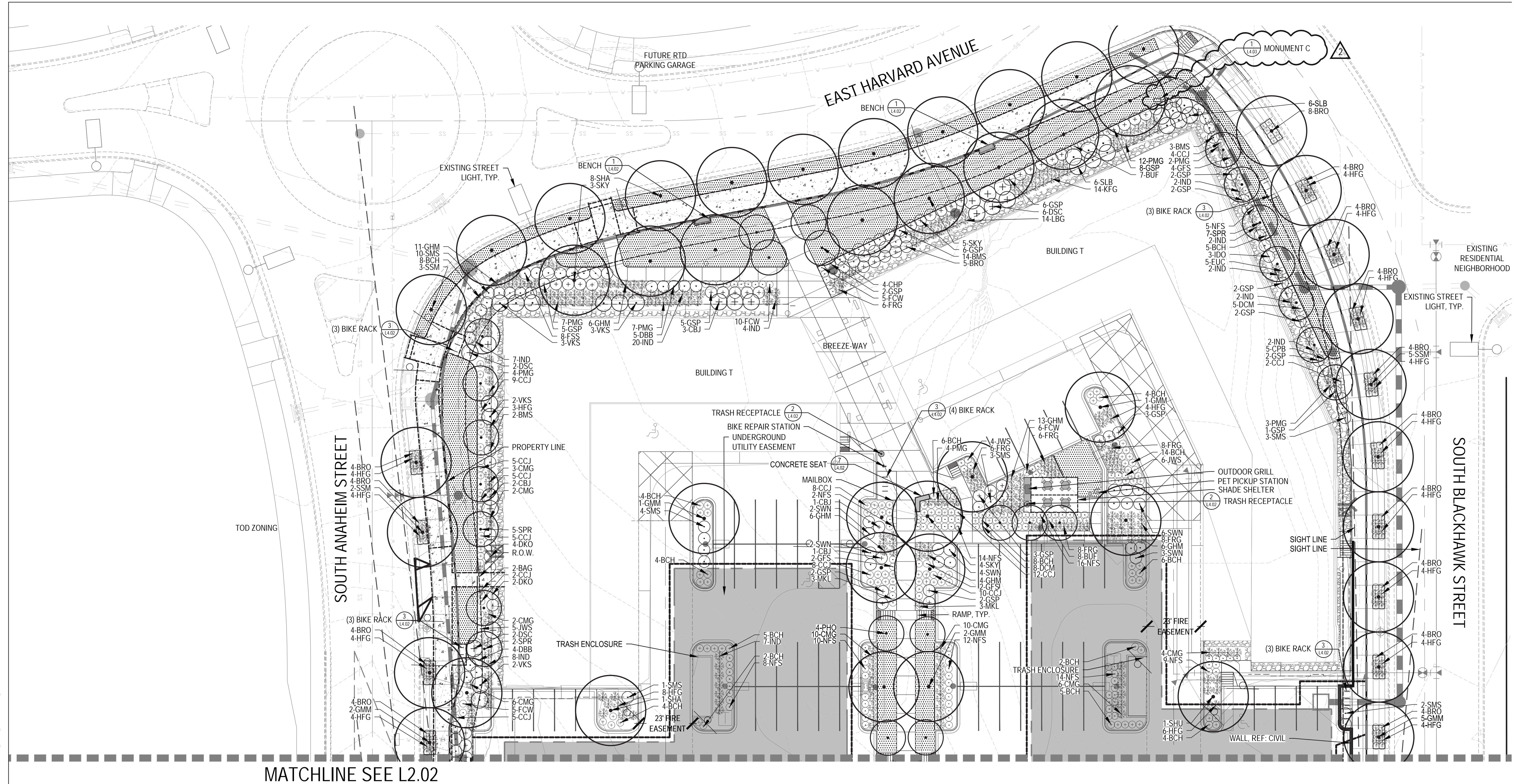
"REVEILLE" AVAILABLE FROM GARDNER TURF (303-252-1900)  
"THERMAL BLUE" AVAILABLE FROM ROCKY MOUNTAIN SOD  
FARM (303-288-8280) OR APPROVED EQUAL



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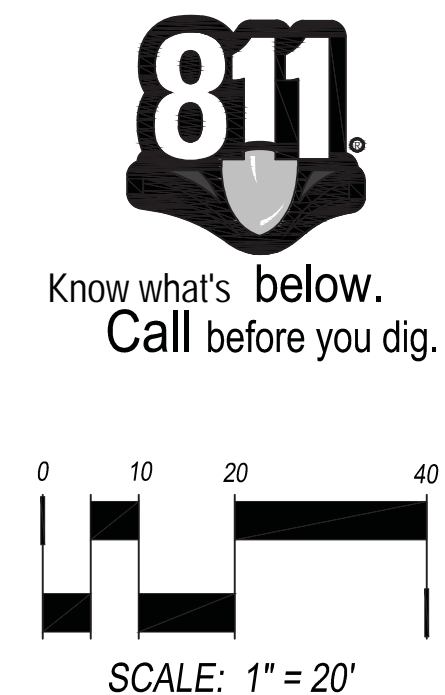
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DRAWN BY: TD / WBW



The diagram illustrates three types of trees, each represented by a circle with a specific symbol inside:

- DECIDUOUS TREE:** Represented by a large circle with a solid black dot in the center.
- ORNAMENTAL TREE:** Represented by a medium-sized circle with a solid black dot in the center, and a smaller circle to its left containing the letter 'a'.
- EVERGREEN TREE:** Represented by two overlapping circles, each containing a plus sign (+).

- |  |                                    |  |                         |
|--|------------------------------------|--|-------------------------|
|  | DECIDUOUS SHRUBS                   |  | RETAINING WALL - REF:   |
|  | EVERGREEN SHRUBS                   |  | CIVIL                   |
|  | ORNAMENTAL GRASSES                 |  | LOW SEAT WALL           |
|  | PERENNIALS                         |  | PROPOSED 5' CONTOUR     |
|  | ANNUALS                            |  | PROPOSED 1' CONTOUR     |
|  | COBBLE 4-6"                        |  | EXISTING CONTOUR        |
|  | ROCK MULCH<br>(IN PARKING MEDIANS) |  | 5' NO-IRRIGATION OFFSET |
|  | TURF                               |  | ORNAMENTAL METAL FENCE  |
|  | PLAY SURFACING                     |  | PLANTER POT             |
|  | SIGHT LINES                        |  | PET PICKUP STATION      |
|  | STEEL EDGER                        |  | BENCH                   |
|  | PARK LOT LINE                      |  | CONCRETE BENCH          |
|  | PROPERTY BOUNDARY                  |  | TRASH RECEPTACLE        |
|  | SHEET MATCHLINE                    |  | BIKE RACK               |
|  | EDGE OF CONCRETE                   |  |                         |





**ILIFF STATION**  
SITE PLAN - SUBMITTAL  
AURORA, COLORADO

OWNER:  
DENNIS CAVALLARI  
400 E. THIRD AVE. SUITE 500  
FOSTER CITY, CA 94404  
**STEELWAVE**



DATE:  
07/22/15 - SP-01  
10/20/15 - SP-02  
11/25/15 - SP TECH  
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08/18/17 - SP MYLAR 2  
DELTA 1 - REVISIONS  
01/09/18 - SP MYLAR 3  
•03/16/18 - SP MYLAR 3  
DELTA 2 - REVISIONS

SHEET TITLE:  
LANDSCAPE PLAN

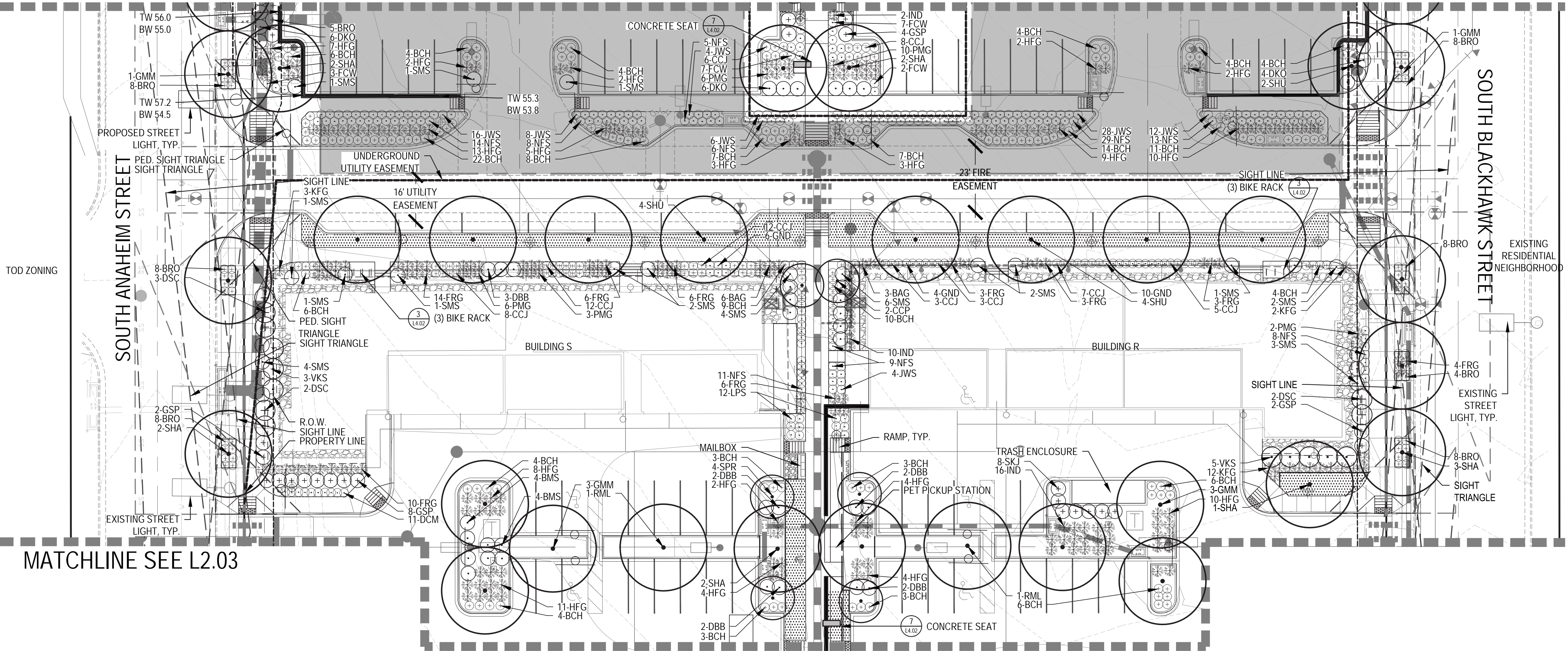
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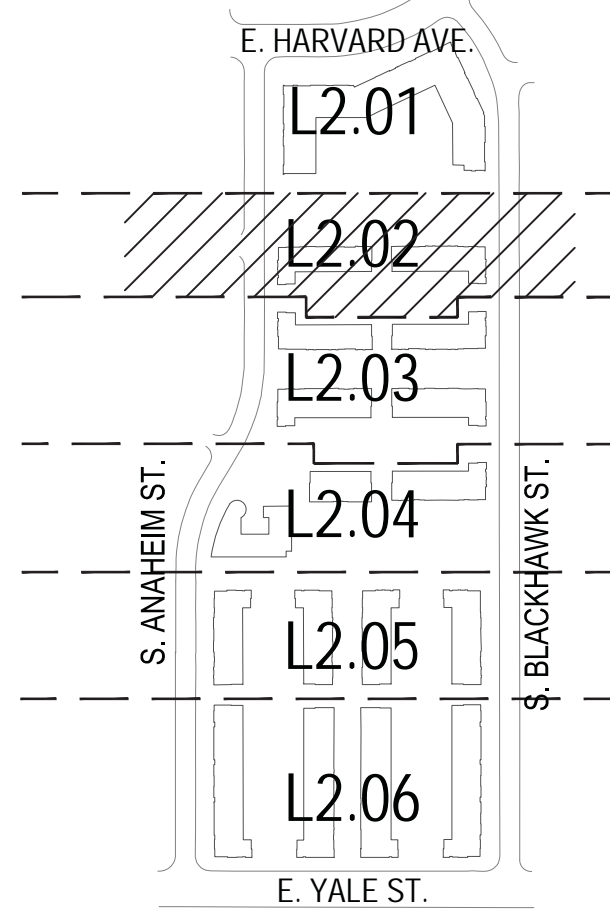
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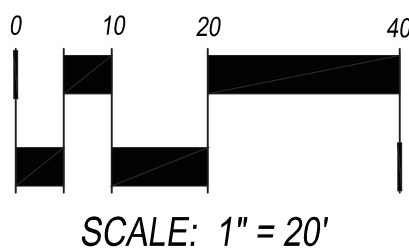
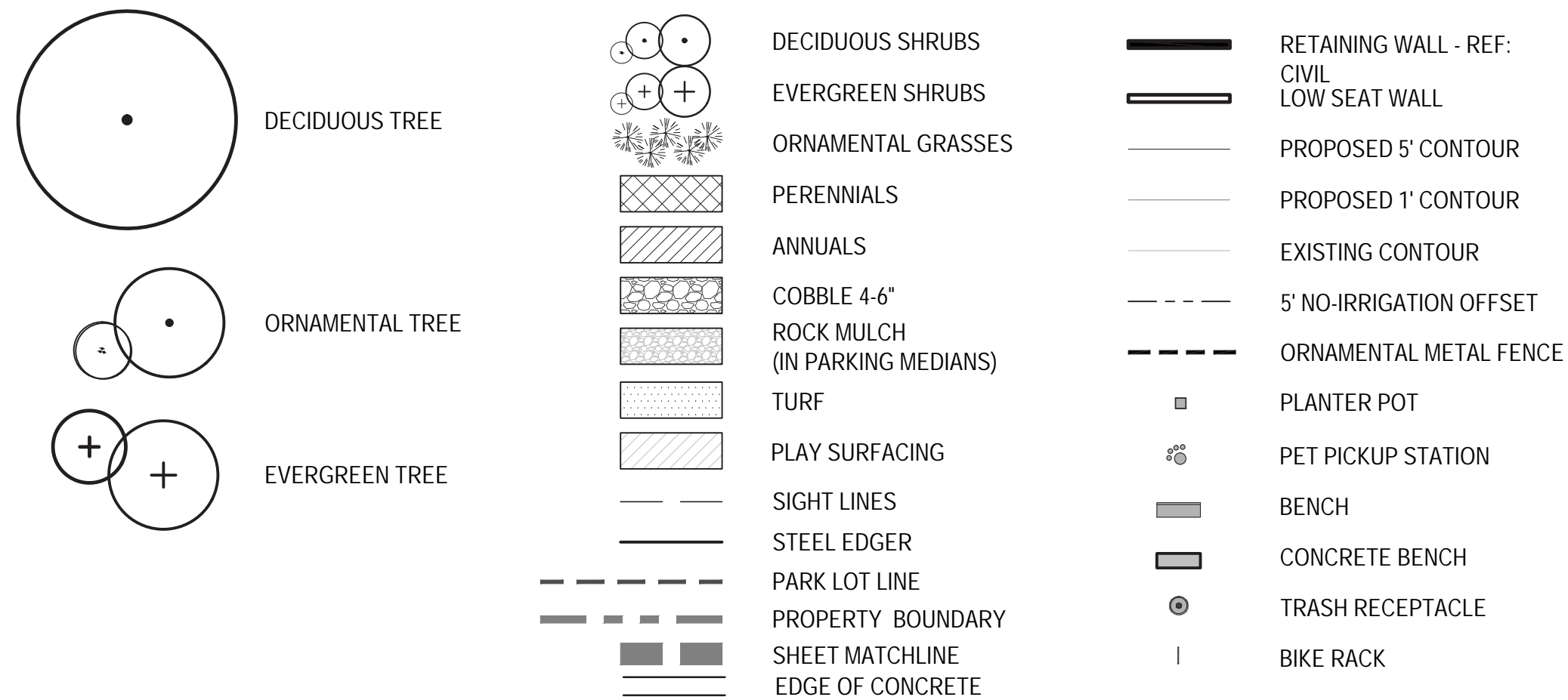
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**KEY MAP**



**LEGEND**





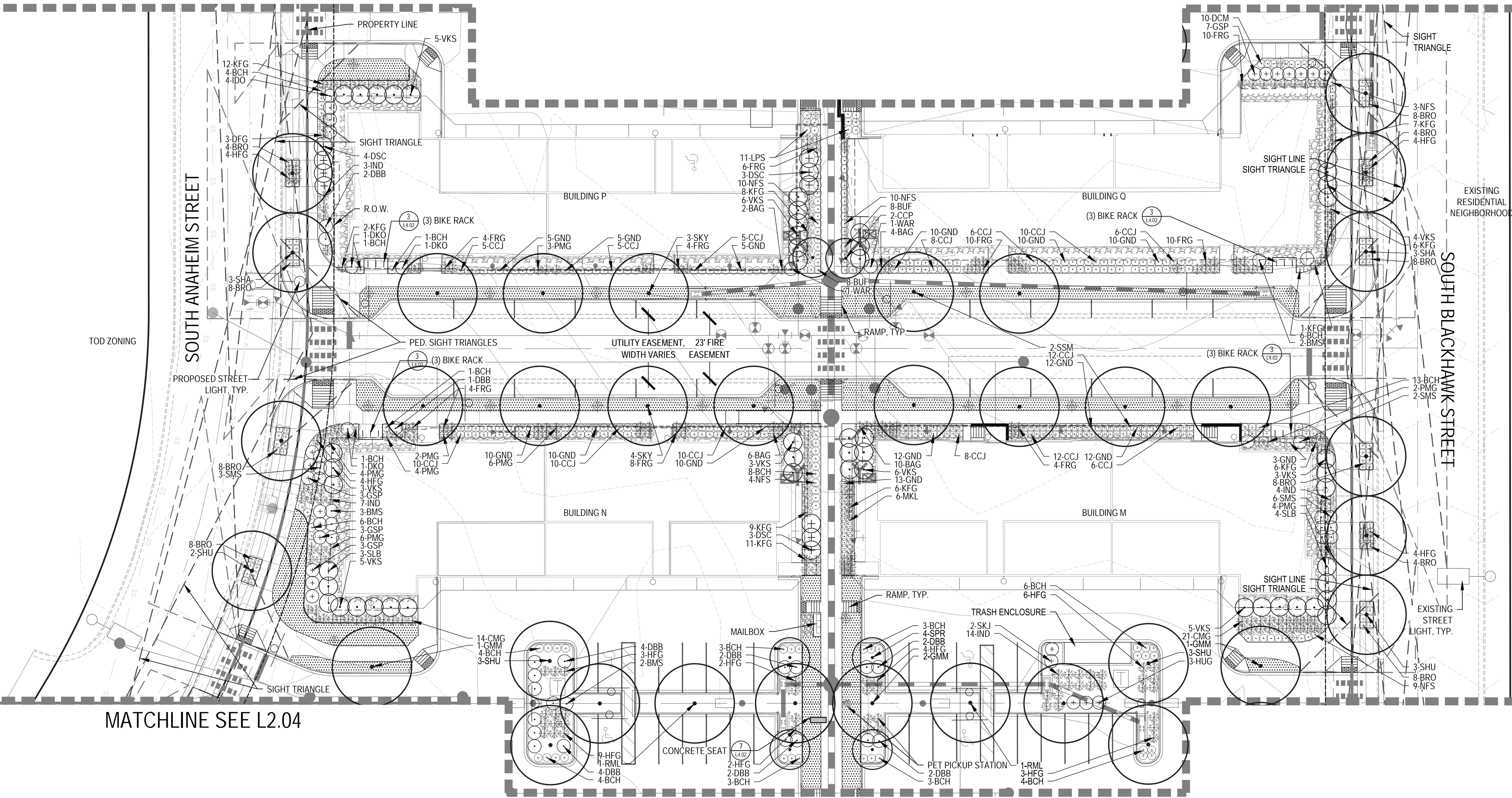
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MATCHLINE SEE L2.04

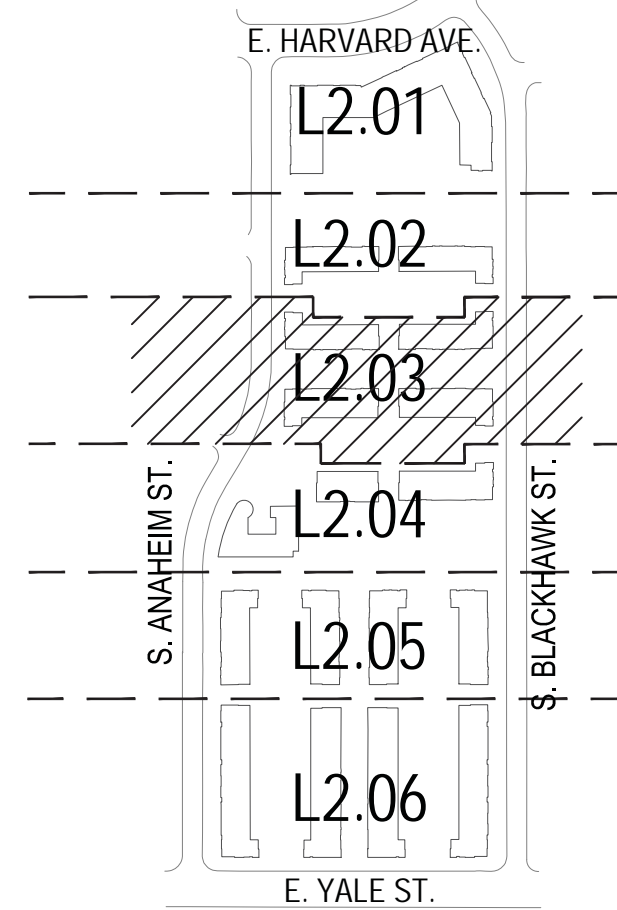
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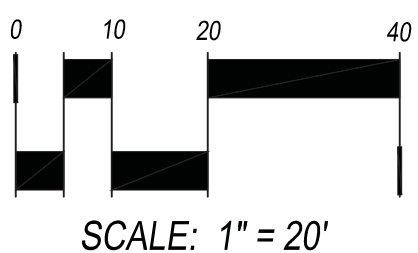
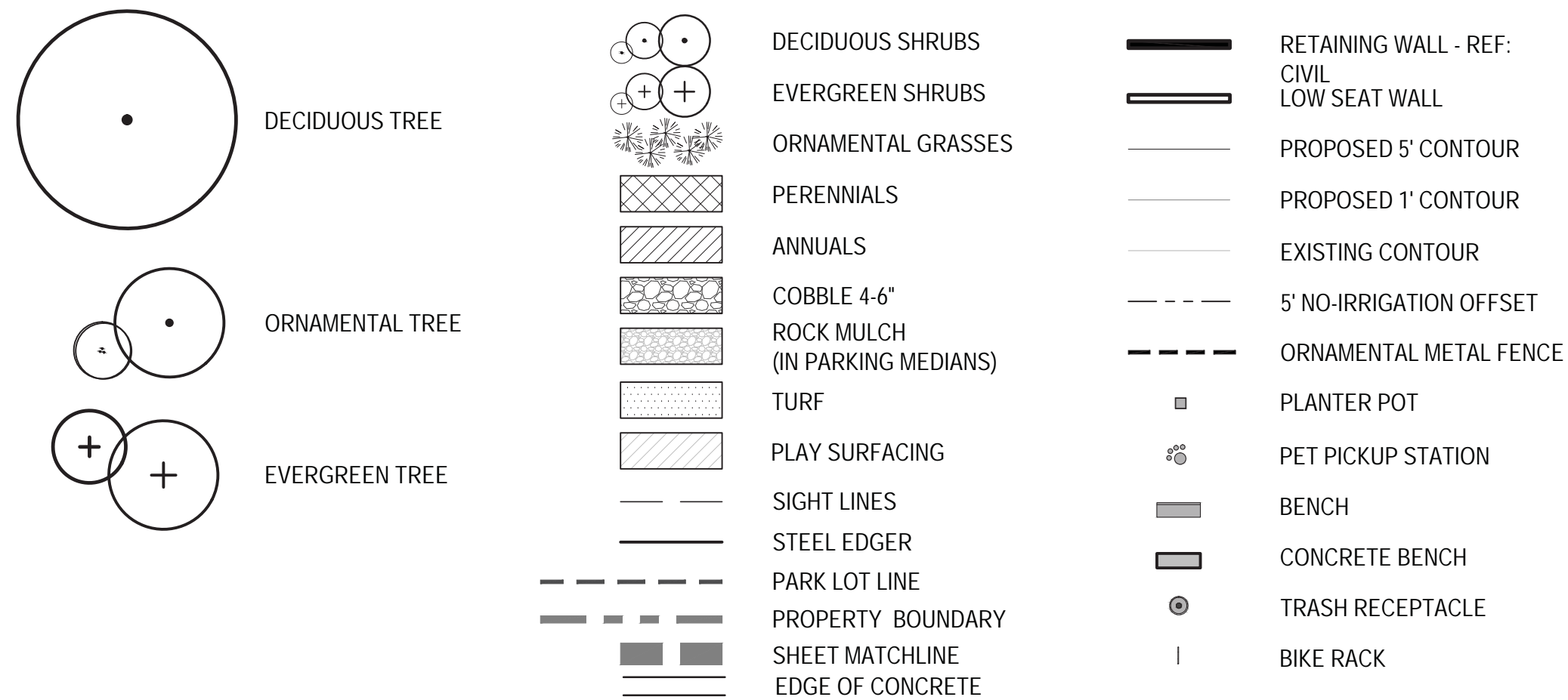
JC  
TD / WBW



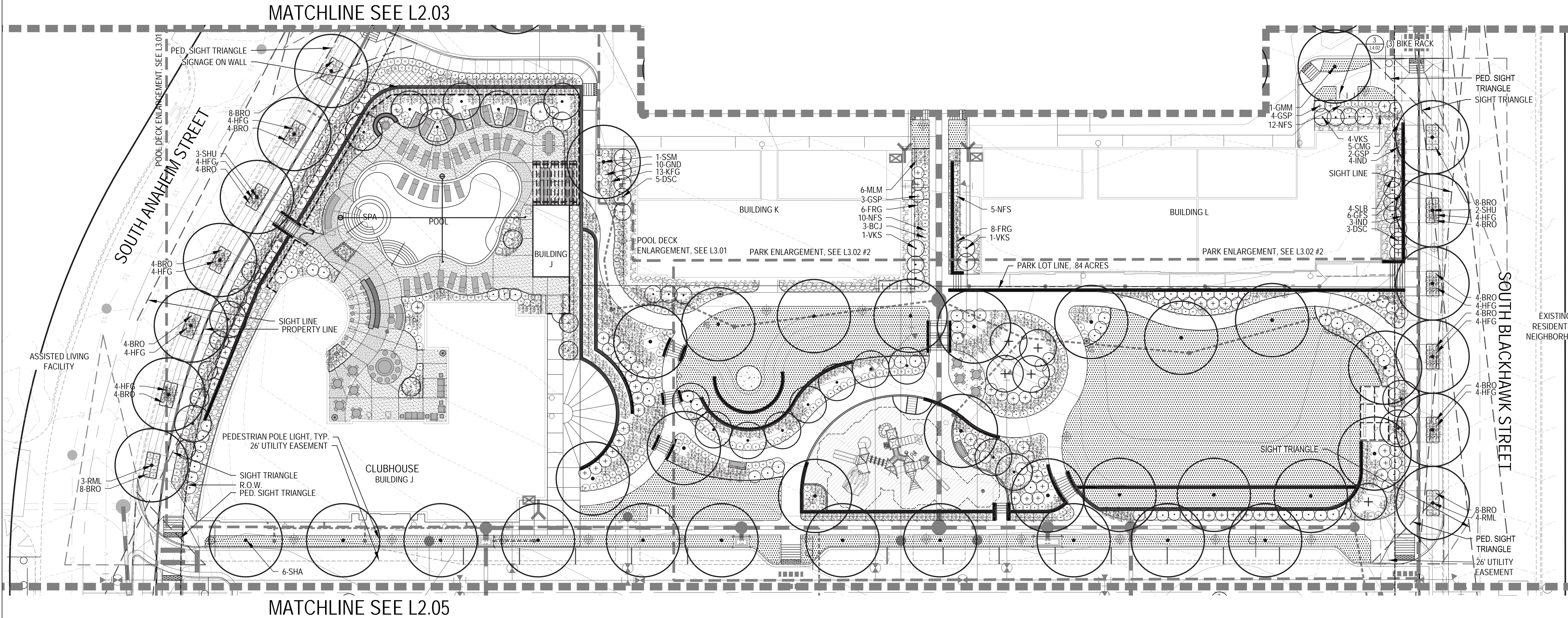
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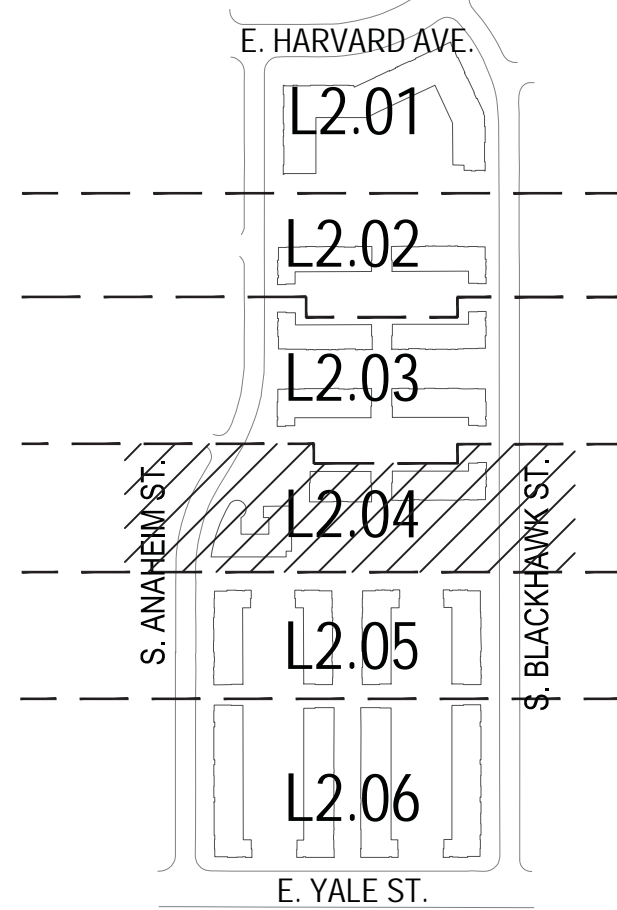
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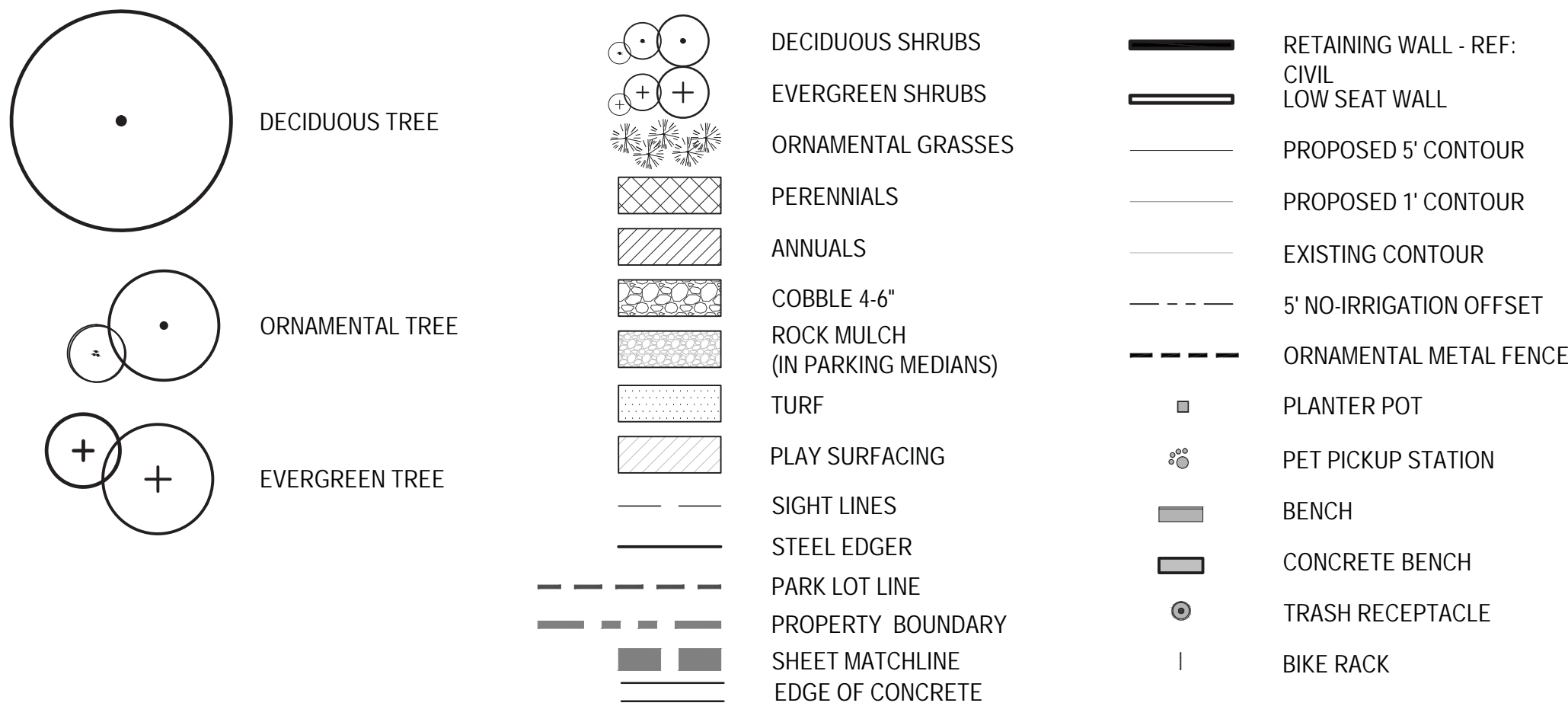




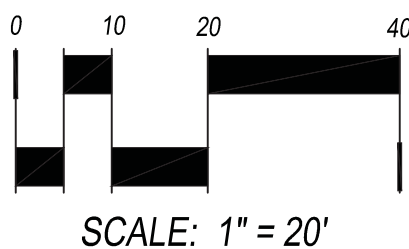
KEY MAP



LEGEND



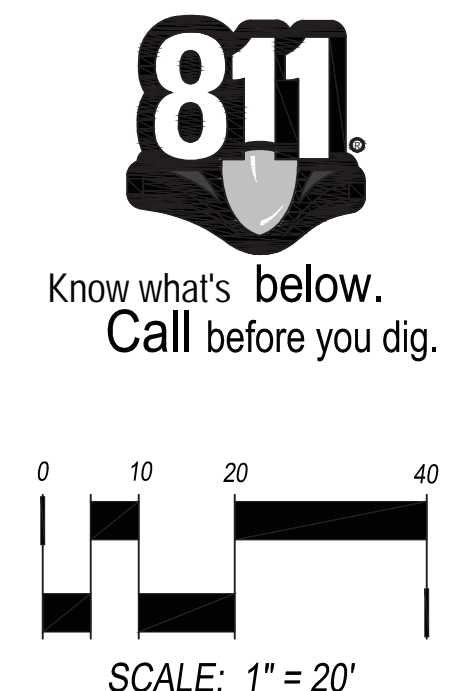
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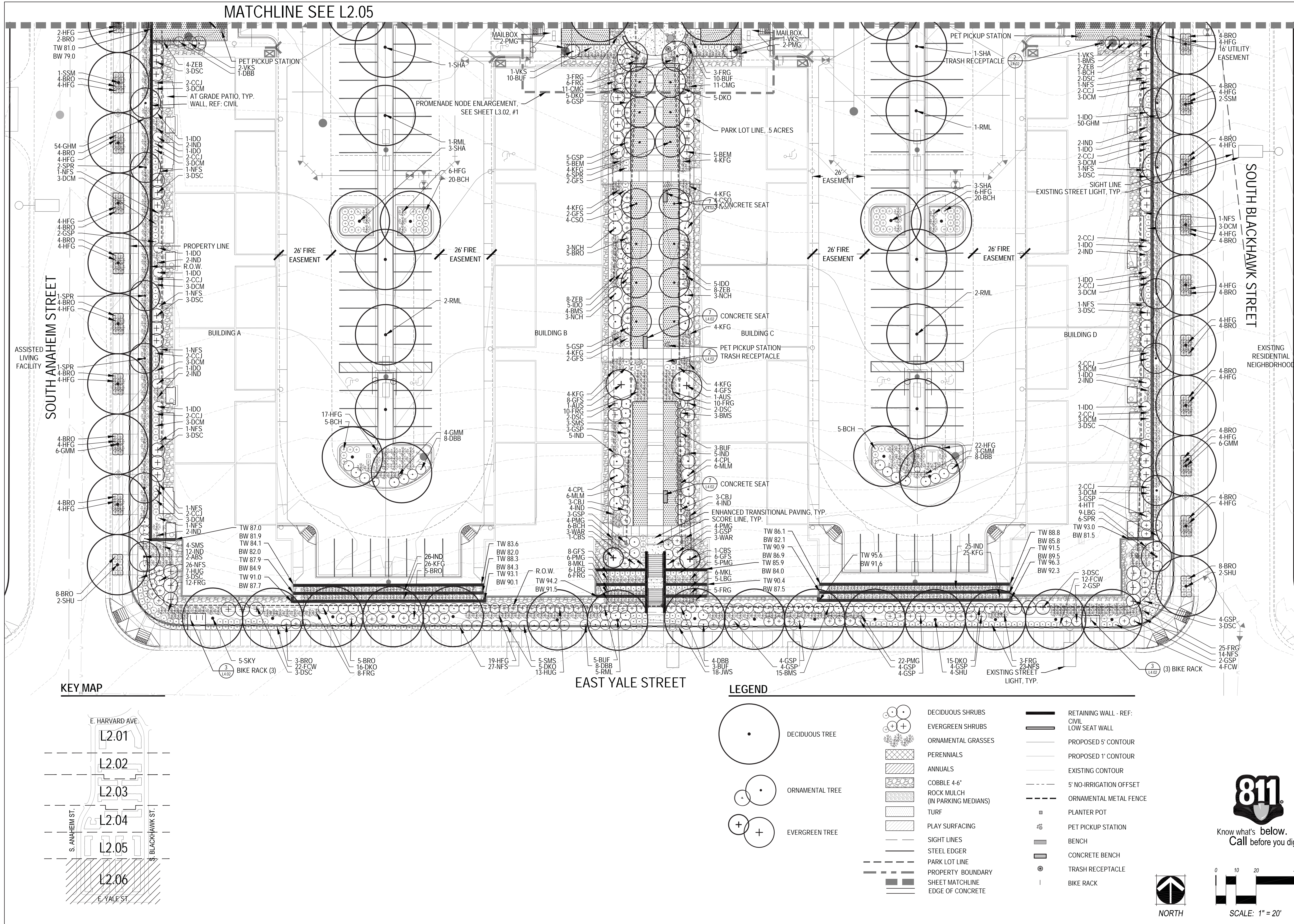


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**NORRIS DESIGN**  
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Denver, Colorado 80204  
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**ILIFF STATION**  
SITE PLAN - SUBMITTAL  
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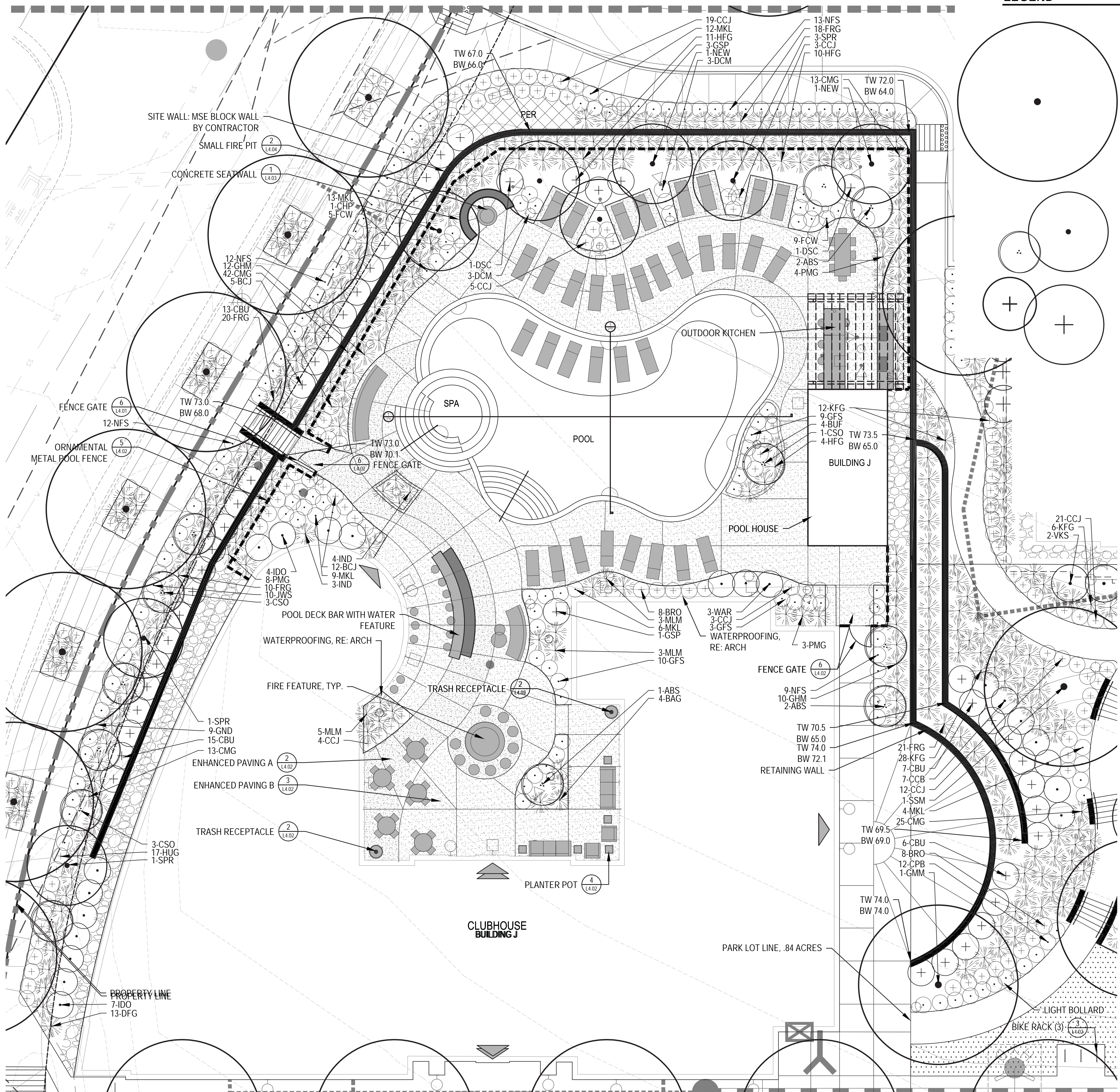
SHEET TITLE:  
LANDSCAPE PLAN

L2.06



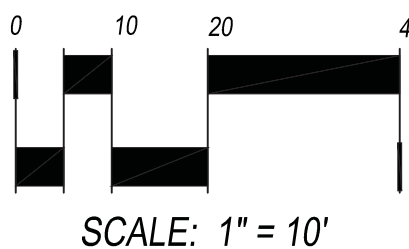
NOT FOR CONSTRUCTION

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LEGEND

|  |                 |  |                    |  |                            |
|--|-----------------|--|--------------------|--|----------------------------|
|  | DECIDUOUS TREE  |  | DECIDUOUS SHRUBS   |  | RETAINING WALL: REF. CIVIL |
|  | ORNAMENTAL TREE |  | EVERGREEN SHRUBS   |  | LOW SEAT WALL              |
|  | EVERGREEN TREE  |  | ORNAMENTAL GRASSES |  | PROPOSED 5' CONTOUR        |
|  |                 |  | PERENNIALS         |  | PROPOSED 1' CONTOUR        |
|  |                 |  | ANNUALS            |  | EXISTING CONTOUR           |
|  |                 |  | COBBLE             |  | ORNAMENTAL METAL FENCE     |
|  |                 |  | TURF               |  | PLANTER POT                |
|  |                 |  | PLAY SURFACING     |  | PET PICKUP STATION         |
|  |                 |  | STEEL EDGER        |  | BENCH                      |
|  |                 |  | EDGE OF CONCRETE   |  | CONCRETE BENCH             |
|  |                 |  | PARK LOT LINE      |  | TRASH RECEPTACLE           |
|  |                 |  | PROPERTY LINE      |  | BIKE RACK                  |





## 1 PROMENADE NODE ENLARGEMENT

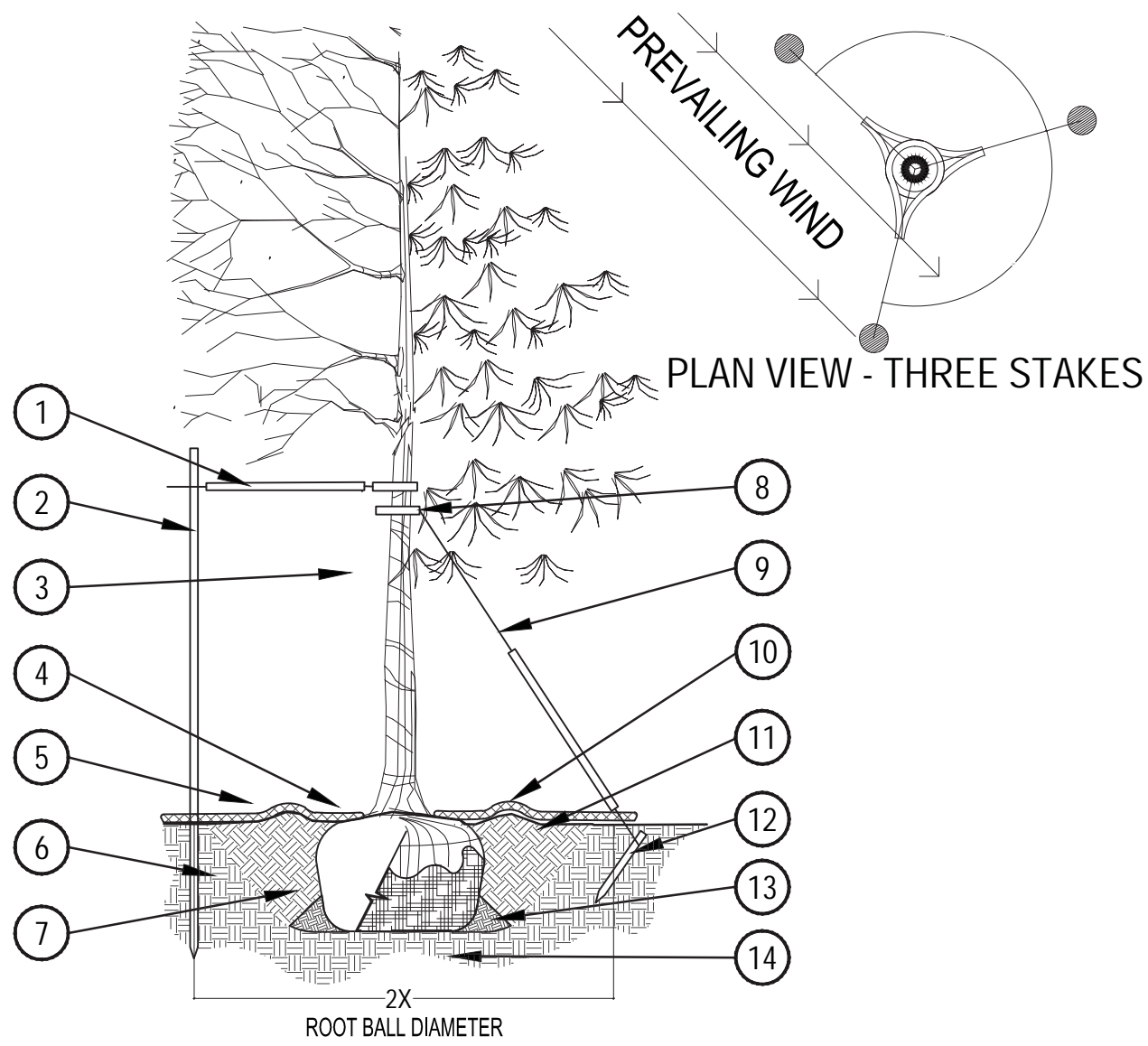
## 2 PARK ENLARGEMENT

### LEGEND

|  |                 |  |                    |  |                            |
|--|-----------------|--|--------------------|--|----------------------------|
|  | DECIDUOUS TREE  |  | DECIDUOUS SHRUBS   |  | RETAINING WALL: REF. CIVIL |
|  | ORNAMENTAL TREE |  | EVERGREEN SHRUBS   |  | LOW SEAT WALL              |
|  | EVERGREEN TREE  |  | ORNAMENTAL GRASSES |  | PROPOSED 5' CONTOUR        |
|  |                 |  | PERENNIALS         |  | PROPOSED 1' CONTOUR        |
|  |                 |  | ANNUALS            |  | EXISTING CONTOUR           |
|  |                 |  | COBBLE             |  | ORNAMENTAL METAL FENCE     |
|  |                 |  | TURF               |  | PLANTER POT                |
|  |                 |  | PLAY SURFACING     |  | PET PICKUP STATION         |
|  |                 |  | STEEL EDGER        |  | BENCH                      |
|  |                 |  | EDGE OF CONCRETE   |  | CONCRETE BENCH             |
|  |                 |  | PARK LOT LINE      |  | TRASH RECEPTACLE           |
|  |                 |  | PROPERTY LINE      |  |                            |



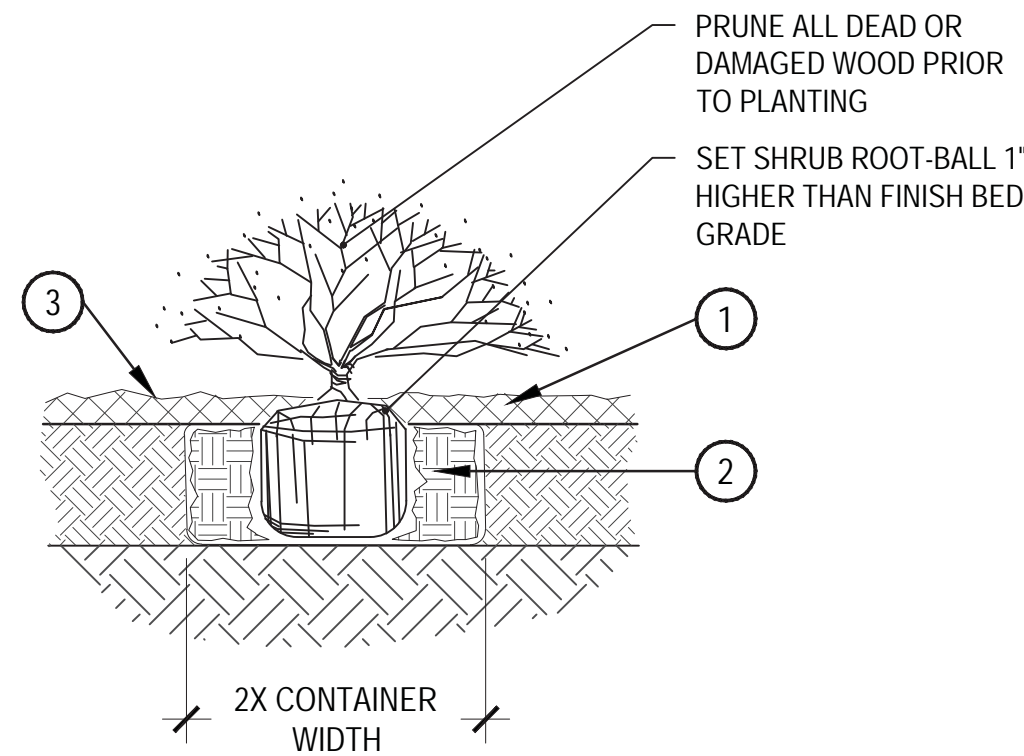




1 TREE PLANTING DETAIL

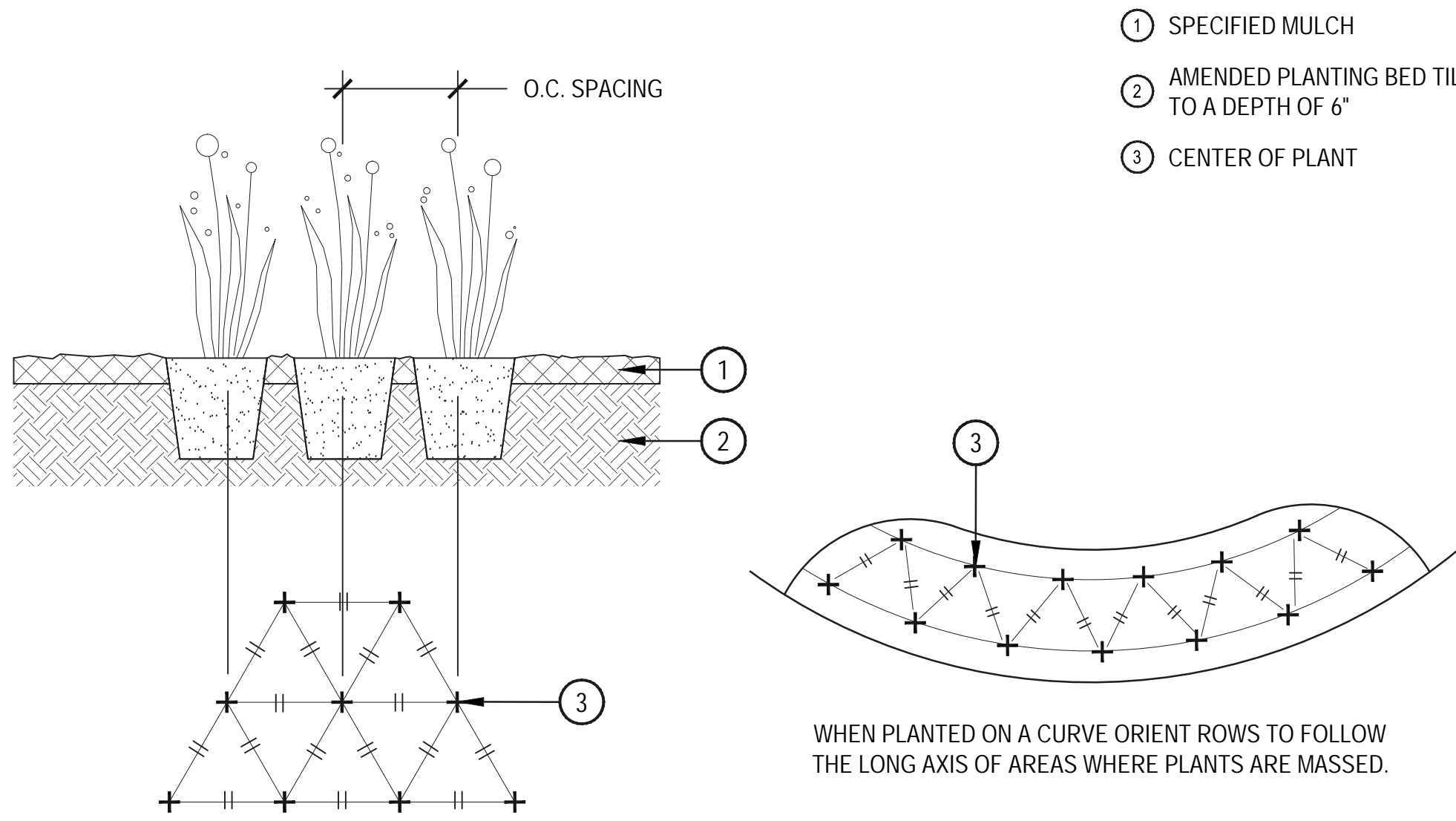
- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
    - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
    - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
  - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

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



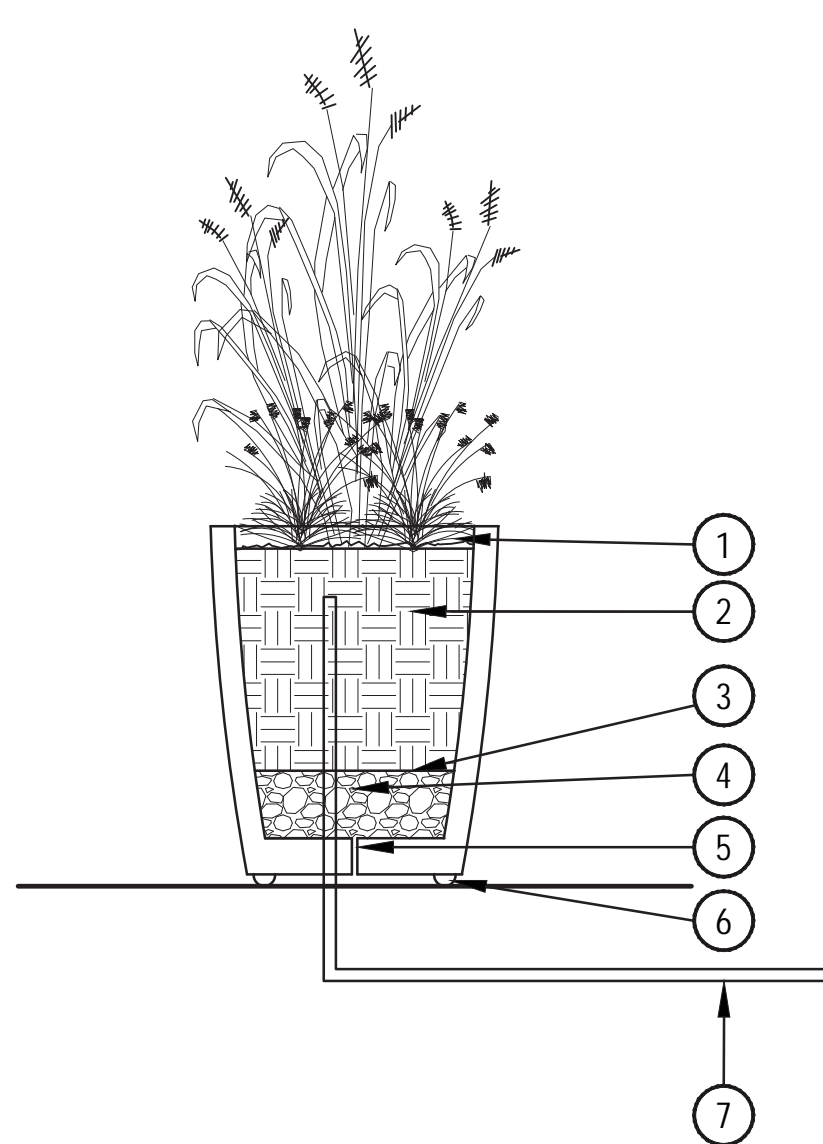
2 SHRUB PLANTING

- SPECIFIED MULCH
  - AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
  - FINISH GRADE (TOP OF MULCH)
- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
  - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
  - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
  - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



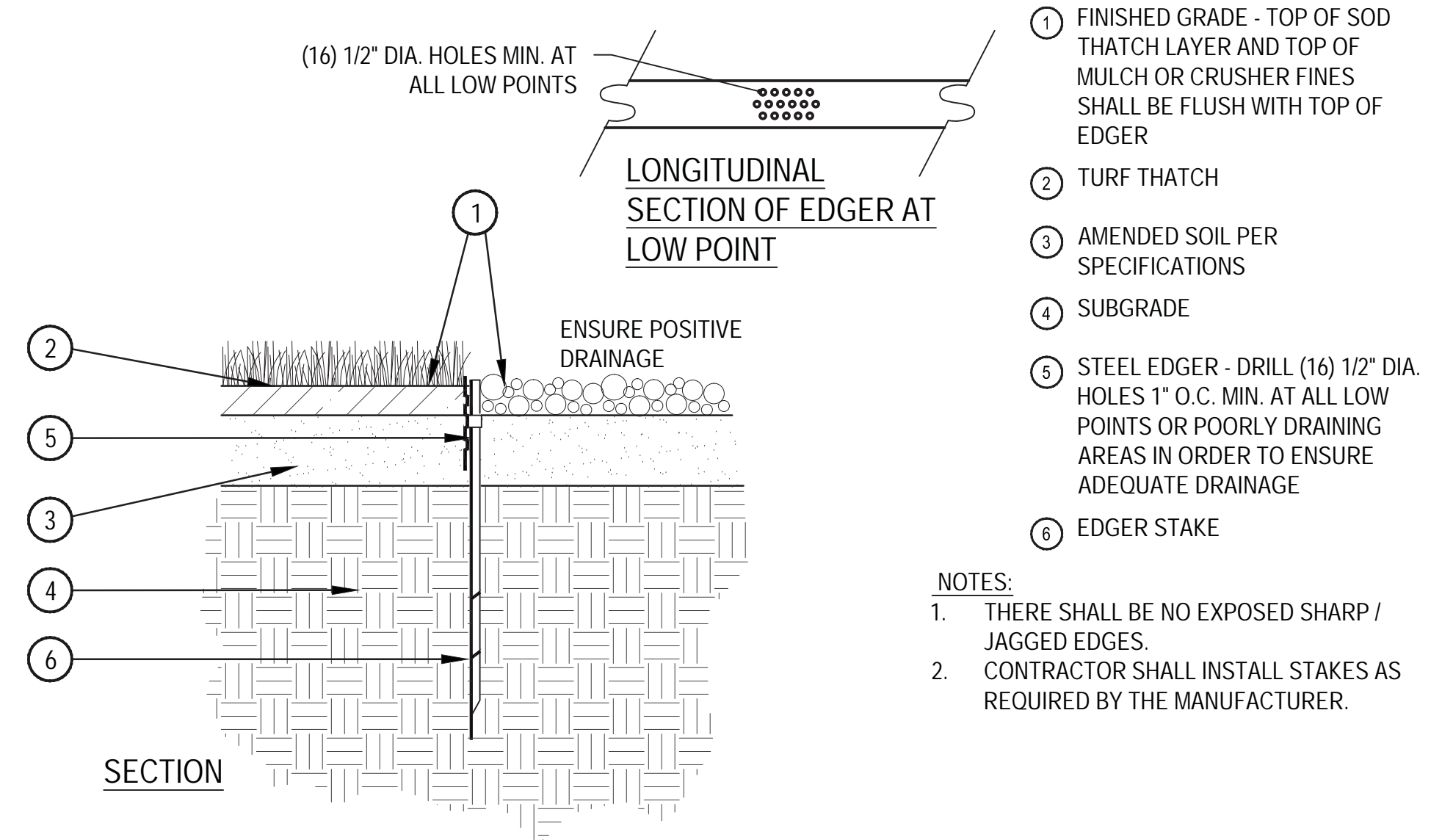
3 PERENNIAL PLANT LAYOUT

- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT



4 TYPICAL POT PLANTING DETAIL

- 2" DEPTH MINI BARK PEBBLE WOOD MULCH
  - AMENDED ANNUAL POT TOPSOIL PER SPECIFICATIONS.
  - MIRAFI WEED CONTROL FABRIC
  - 6" DEPTH CLEAN GRAVEL
  - WEEP HOLE
  - POT PADS BY ALLSOP, OR APPROVED EQUAL, WHEN POT SITS ON PAVEMENT
  - IRRIGATION SOURCE CONNECTION
- NOTES:
- ALL POTS TO BE IRRIGATED, REF. IRRIGATION DRAWINGS FOR MORE INFORMATION AND DETAIL.



5 STEEL EDGER

- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
  - TURF THATCH
  - AMENDED SOIL PER SPECIFICATIONS
  - SUBGRADE
  - STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
  - EDGER STAKE
- NOTES:
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
  - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.



6 PARK SHADE STRUCTURE

MANUFACTURER: COVERWORX, STEELWORX PRODUCT  
DESCRIPTION: STEELWORX FLAT ROOF LARGE CANTILEVER MONOSLOPE (LOW-SLOPE) SHADE STRUCTURE, OR APPROVED EQUAL.  
SIZE: 12' WIDTH X 22' LENGTH MINIMUM,  
MATERIALS: HANDCRAFTED TUBULAR STEEL FRAMEWORK, ZINC-PRIMED POWDER-COATING, AND 12 GAUGE STEEL PANELS FOR ROOFING.  
COLORS: ROOF TO BE GALVALUME PLUS AND STEEL STRUCTURE TO BE CHARCOAL.  
WEBSITE:  
<http://coverworx.com/steelworx/steelworx-cantilevered-monoslopes-dugouts>



7 PARK TRELLIS

MANUFACTURER: COVERWORX, STEELWORX PRODUCT  
DESCRIPTION: STEELWORX RADIAL TRELLIS/ARBOR WITH STANDARD END CUT STEEL RAFTERS (SCALLOP CUT SHOWN IN PICTURE NOT PREFERRED)  
SIZE: 8' WIDTH X 44' LENGTH  
MATERIALS: HANDCRAFTED TUBULAR STEEL FRAMEWORK, ZINC-PRIMED POWDER-COATING  
COLORS: GALVALUME PLUS STEEL STRUCTURE AND SLATS  
WEBSITE:  
<http://coverworx.com/steelworx/steelworx-pergolas-arbors/>



8 TABLE

ANOVA FURNISHINGS, CONTACT: MIKE HONERLAW 720-584-4327  
DESCRIPTION: COSMOPOLITAN TABLE, 4 FLAT SEATS - #L1741, OR APPROVED EQUAL  
SIZE: 87" SQ X 30" HEIGHT  
MATERIALS: STEEL  
FINISH AND COLOR: SILVER FOR METAL POWDER COAT  
TABLE TO BE SURFACE MOUNTED  
WEBSITE:  
<http://www.anovafurnishings.com/product/11741-cosmopolitan-table-4-flat-seats>



Know what's below.  
Call before you dig.





ANOVA FURNISHINGS, CONTACT:  
ROB COLONDER 720-539-0997  
DESCRIPTION: EXPOSITION 6'  
CONTOUR BENCH - LEXC6, OR  
APPROVED EQUAL  
SIZE: 25.16" WIDTH X 33.37"  
HEIGHT X 72.27" LENGTH, 74.77"  
WITH ARMRESTS  
MATERIALS: 10 GAUGE STEEL  
SLAT SEAT WITH STEEL LEGS  
AND ARMRESTS  
FINISH AND COLOR OF SEAT:  
HIGH PERFORMANCE FUSION  
ADVANTAGE POWDER COATED  
STEEL IN PEWTER, FINISH AND  
COLOR OF LEGS AND ARMRESTS:  
FADE-RESISTANT POWDER  
COATED STEEL IN PEWTER  
BENCH TO BE SURFACE  
MOUNTED, ADA COMPLIANT  
CONCRETE PAD REQUIRED  
UNDER EACH BENCH LOCATION  
WEBSITE:  
anova-furnishings.com/product.aspx?i  
d=LEXC6&nid=1



ANOVA FURNISHINGS  
DESCRIPTION: EXPOSITION 45  
GALLON SIDE DOOR RECEPTACLE  
WITH BONNET TOP: LEX45, OR  
APPROVED EQUAL  
SIZE: BASE - FRONT 23.48" WIDTH  
X SIDE 22.5" WIDTH, TOP - FRONT  
29.97" WIDTH X SIDE 24" WIDTH,  
HEIGHT - 43.95"  
MATERIALS: HEAVY DUTY .25"  
THICK STEEL FRONT AND BACK  
PANELS. 12 GAUGE STEEL SIDE  
PANELS WITH .75" GAP  
HORIZONTAL SLOTTED PATTERN.  
FEET ARE RUBBER AND LINER IS  
HIGH-DENSITY POLYETHYLENE  
PLASTIC.  
FINISH AND COLOR:POWDER  
COATED STEEL IN PEWTER  
TRASH RECEPTACLE TO BE  
SURFACE MOUNTED  
WEBSITE:  
anova-furnishings.com/product.aspx?i  
d=LEX45&nid=3



LANDSCAPE FORMS, CONTACT:  
VIVIAN KOVACS - 1-800-430-6206 X  
1323  
DESCRIPTION: BOLA STAINLESS  
STEEL BIKE RACK, OR APPROVED  
EQUAL  
SIZE: 1.42" x 27.42" x 32"  
MATERIALS: STAINLESS STEEL  
BODY, 1.5" O.D. X .120" WALL  
TUBING  
FINISH AND COLOR:  
POWDERCOAT SILVER FINISH  
INSTALL PER MANUFACTURER'S  
SPECIFICATIONS  
WEBSITE:  
www.landscapiforms.com/en-US/site  
-furniture/Pages/bola-bike-rack.aspx

1 BENCH

SCALE: NTS

2 TRASH RECEPTACLE

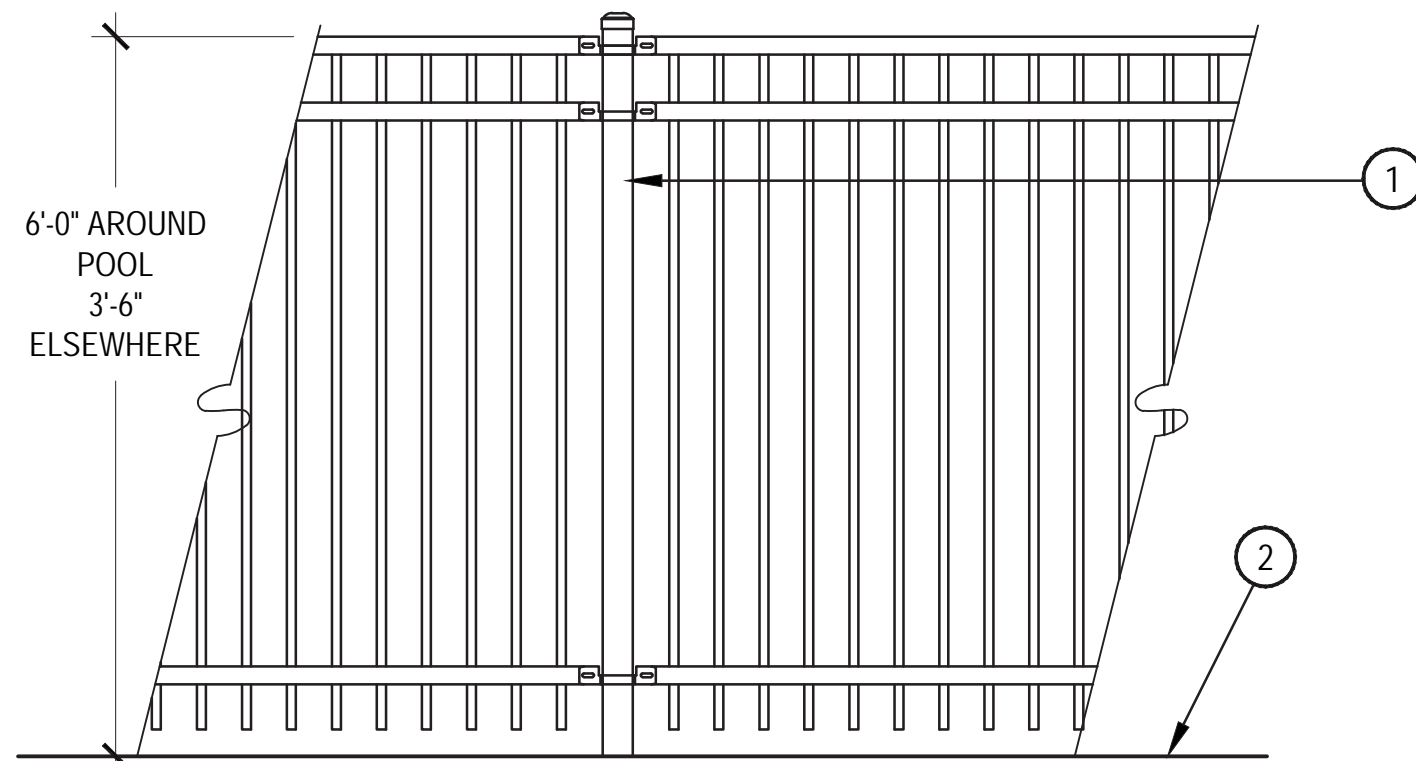
SCALE: NTS

3 BIKE RACK

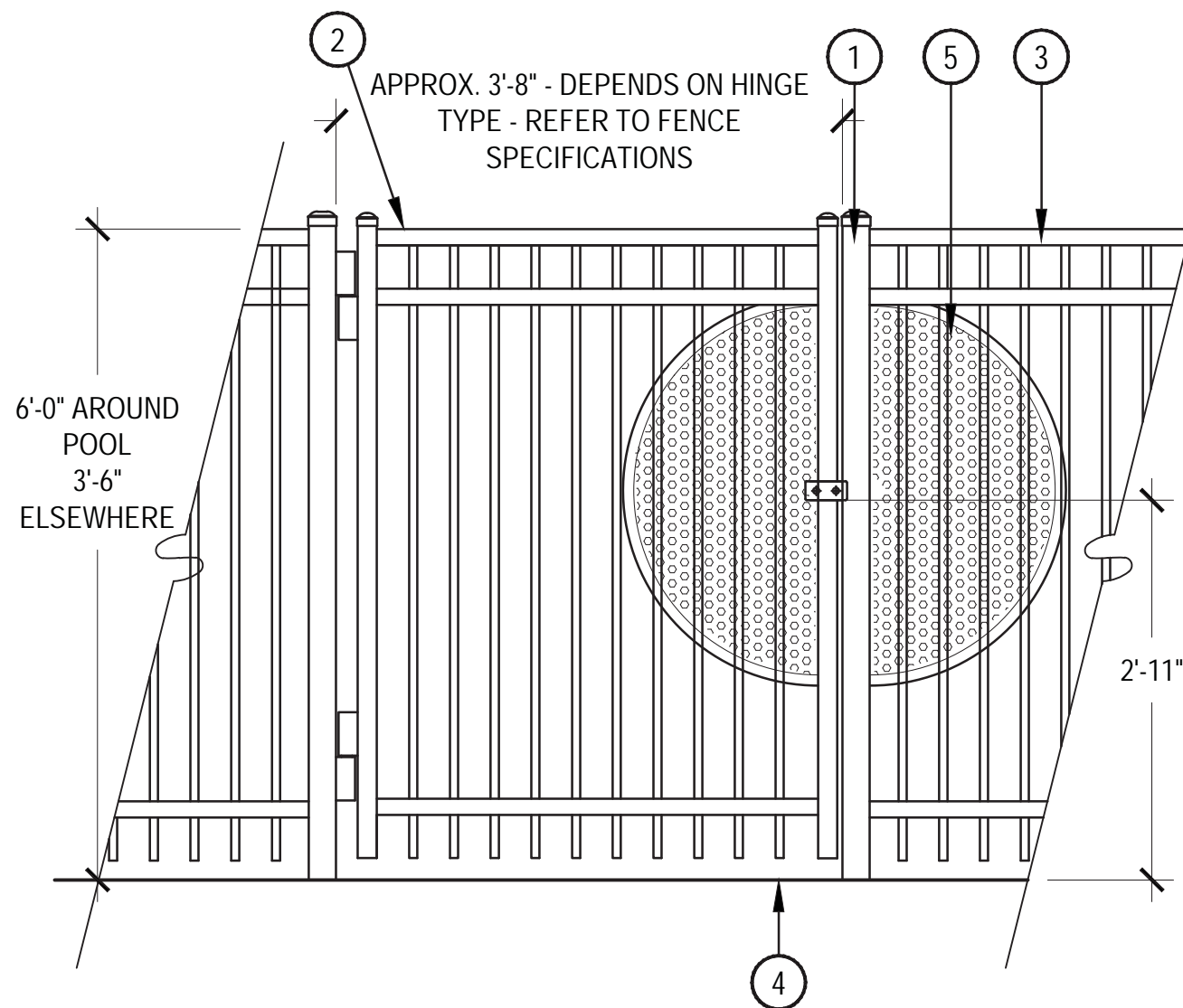
SCALE: NTS



LANDSCAPE FORMS  
DESCRIPTION: SORELLA  
PLANTER, OR APPROVED EQUAL  
MATERIALS: POWDER COATED  
STEEL  
SIZE: 15" LENGHT X 15" WIDTH X  
18" HEIGHT  
FINISH: POWDER COAT IN COLOR  
"GRASS"  
WEBSITE:  
www.landscapiforms.com/en-US/Pro  
ductData/Pages/Sorella-Planters.aspx  
NOTES:  
1. ALL POTS TO BE IRRIGATED,  
SEE DETAIL 4 SHEET L4.01 FOR  
PLANTING AND IRRIGATION  
SOURCE CONNECTION DETAIL.



FENCE POST - SET IN CONCRETE  
FOOTER, REFER TO FENCE  
MANUFACTURER  
SPECIFICATIONS FOR FOOTER  
INFORMATION  
1. FENCE SHALL BE BY  
AMERISTAR FENCE OR  
APPROVED OTHER, CONTACT:  
AARON COPE 918-879-5884  
ACOPE@AMERISTARFENCE.COM  
WWW.AMERISTARFENCE.COM  
2. FENCE STYLE FOR POOL  
ENCLOSURE SHALL BE:  
MONTAGE PLUS (POOL, PET,  
PLAY FENCING) MAGESTIC - 3  
RAIL, NO FLUSH BOTTOM  
3. FENCE STYLE FOR ALL OTHER  
LOCATIONS SHALL BE:  
MONTAGE PLUS (STANDARD 4"  
PICKET SPACING) MAGESTIC - 3  
RAIL, NO FLUSH BOTTOM  
4. COLOR: BLACK  
5. ALL FENCING AROUND POOL  
AREA SHALL MEET CURRENT  
CITY, STATE AND IBC POOL  
ENCLOSURE CODE  
REQUIREMENTS.



1. GATE POST TYP.  
2. GATE: ALL GATES SHALL BE SELF  
CLOSING W/ GATE LOCK TO BE  
APPROVED BY OWNER. ALL POOL  
GATES SHALL MEET CURRENT STATE  
AND IBC POOL ENCLOSURE CODE  
REQUIREMENTS. PROVIDE PANIC  
HARDWARE ON PUSH SIDE OF GATE FOR  
EGRESS, SPRING HINGES, LEVER  
HANDLE LOCK SET WITH PUSH BUTTON  
KEYED ENTRY ON PULL SIDE.  
3. ORNAMENTAL METAL FENCE  
4. FINISH GRADE  
5. FOR POOL GATES ONLY: PERFORATED  
POWDER COATED BLACK TO MATCH  
FENCE STEEL PLATING W/ NO GAPS  
GREATER THAN 1/2".  
NOTES:  
1. FENCE SHALL BE BY AMERISTAR FENCE OR  
APPROVED OTHER, CONTACT: AARON COPE  
918-879-5884 ACOPE@AMERISTARFENCE.COM  
WWW.AMERISTARFENCE.COM  
2. POOL GATE SHALL MATCH POOL FENCE STYLE  
3. REFER TO MANUFACTURERS SPECIFICATIONS  
FOR INFORMATION ON FOOTER DEPTH.  
4. COLOR: BLACK

4 PLANTER POT

SCALE: NTS

5 ORNAMENTAL METAL POOL FENCE

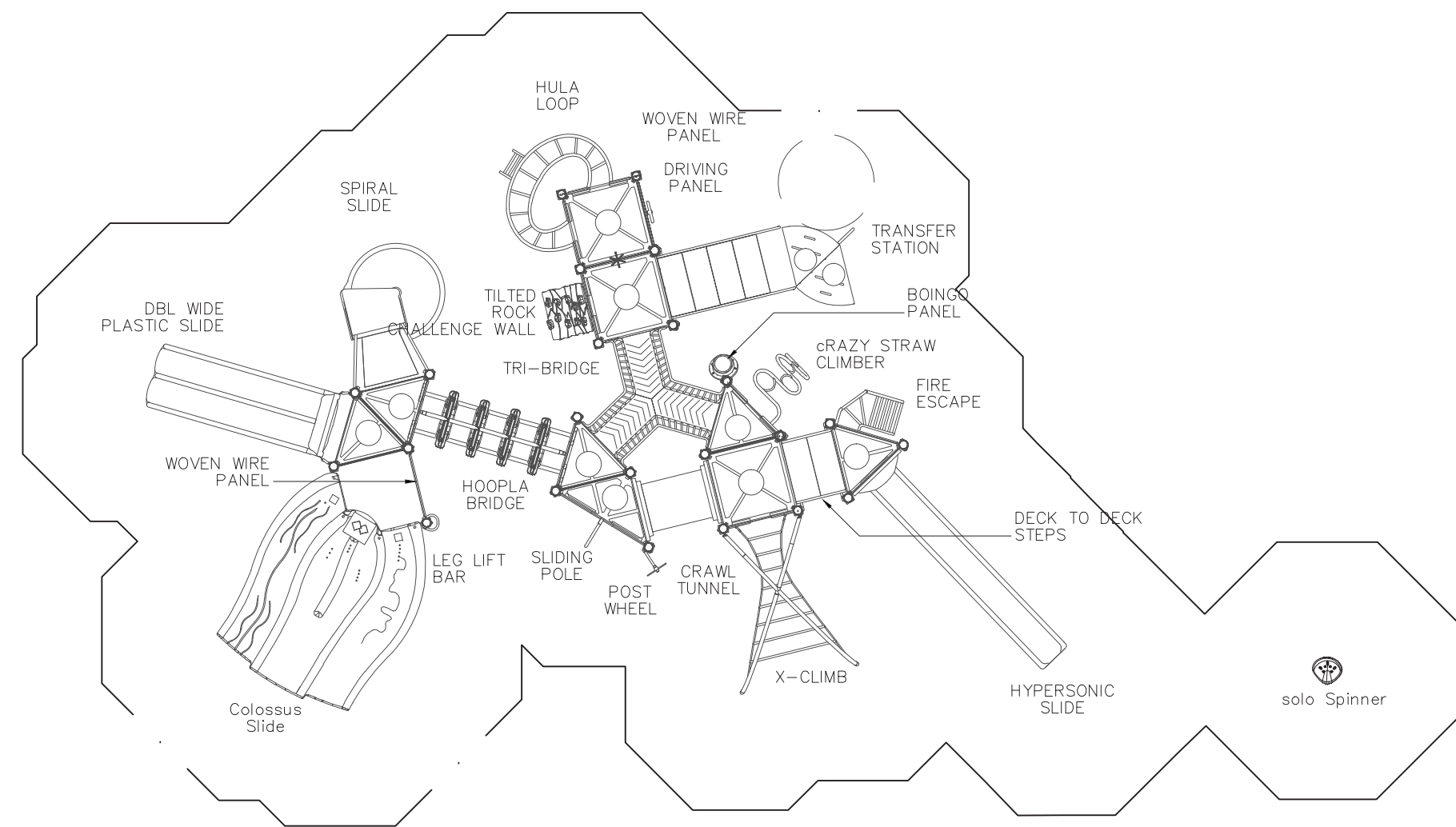
SCALE: 3/4" = 1'-0"

6 FENCE GATE

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



MANUFACTURER: CUSTOM  
POUR-IN-PLACE  
COLOR: STANDARD GRAY  
FINISH: SMOOTH  
OR APPROVED OTHER  
NOTE: 3' STRUCTURAL FOOTING  
BY OTHERS



8 5-12 PLAYGROUND

SCALE: NTS



MANUFACTURER: LITTLE TIKES  
MODEL: CUSTOM  
COLOR: APPLE CINNAMON  
CONTACT: CATHY WEISSBERG,  
RECREATION PLUS - 303.278.1455  
CONTRACTOR TO PROVIDE  
SPECIFIED PLAYGROUND, OR  
APPROVED EQUAL.

7 CONCRETE SEAT WALL

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



Know what's below.  
Call before you dig.

ILIFF STATION  
SITE PLAN - SUBMITTAL  
AURORA, COLORADO

OWNER:  
DENNIS CAVALLARI  
400 E. THIRD AVE. SUITE 500  
FOSTER CITY, CA 94404  
STEELWAVE



DATE:  
07/22/15 - SP-01  
10/20/15 - SP-02  
11/25/15 - SP TECH  
02/17/16 - SP TECH 2  
03/04/16 - SP TECH 3  
03/15/16 - SP MYLAR  
08/18/17 - SP MYLAR 2  
DELTA 1 - REVISIONS  
01/09/18 - SP MYLAR 3  
03/16/18 - SP MYLAR 3  
DELTA 2 - REVISIONS

SHEET TITLE:  
LANDSCAPE  
DETAILS

L4.02

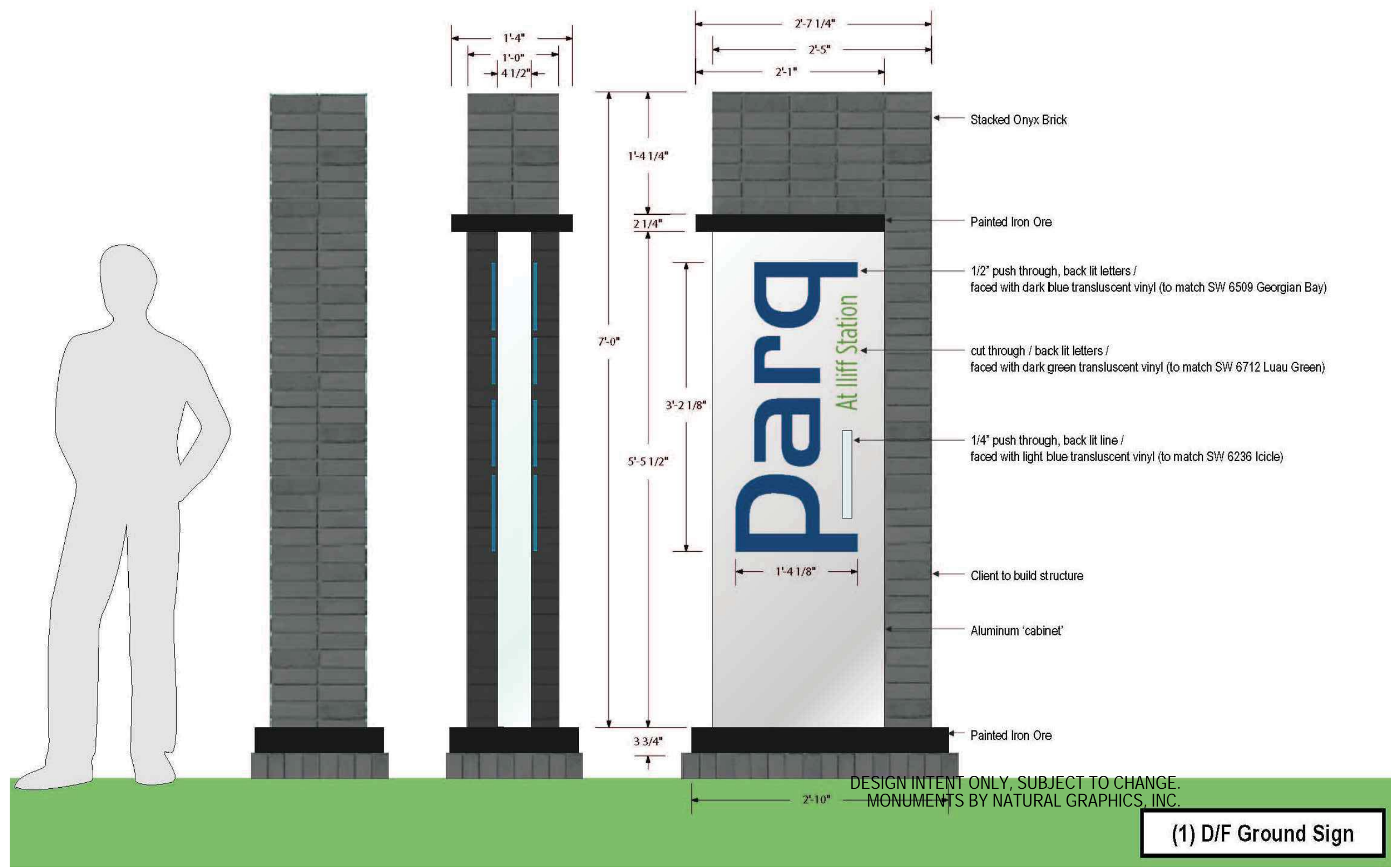
NOT FOR CONSTRUCTION

CHECKED BY:  
DRAWN BY:



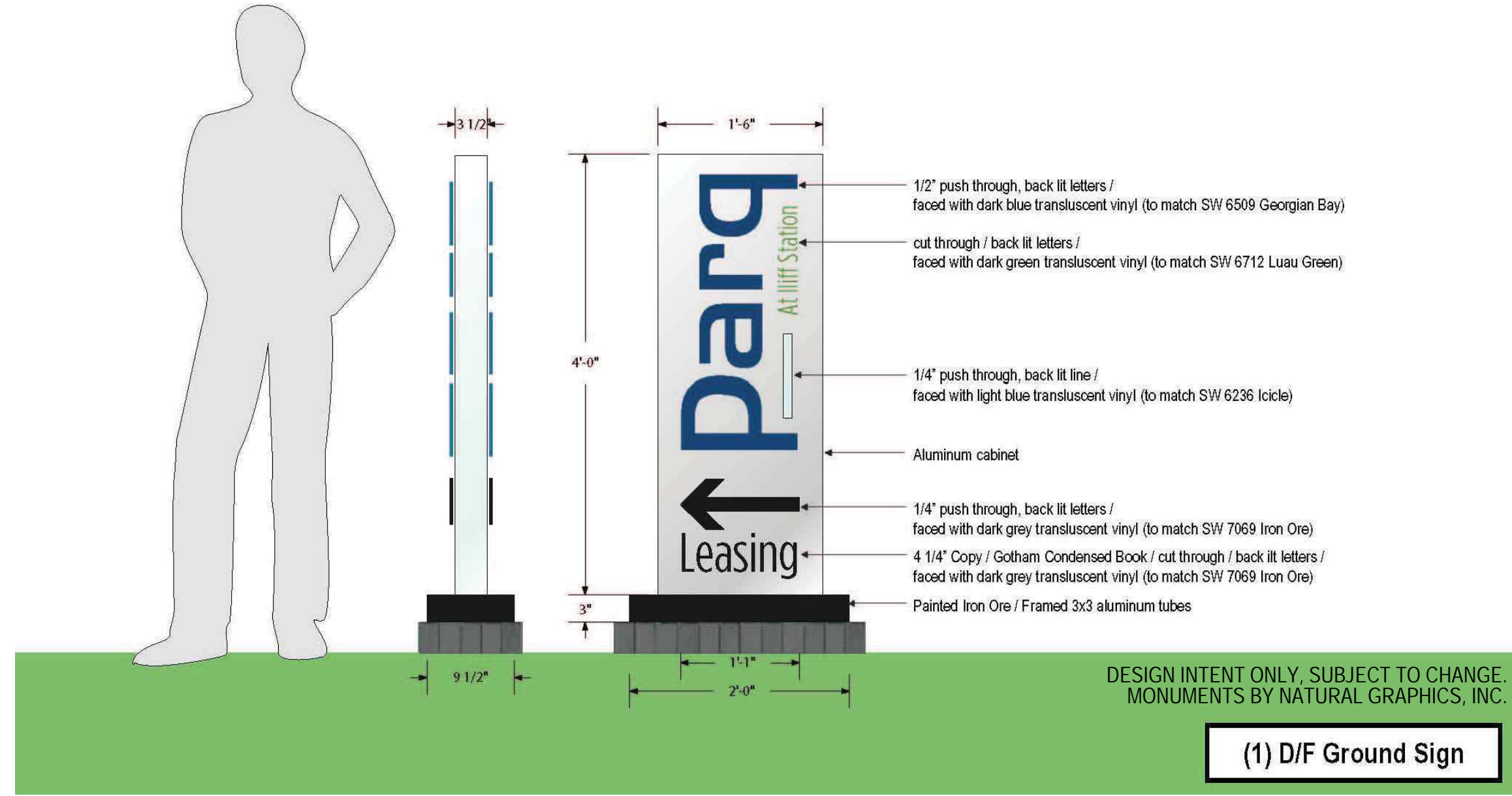
NOT FOR CONSTRUCTION

CHECKED BY: JC  
DRAWN BY: TD / WBW



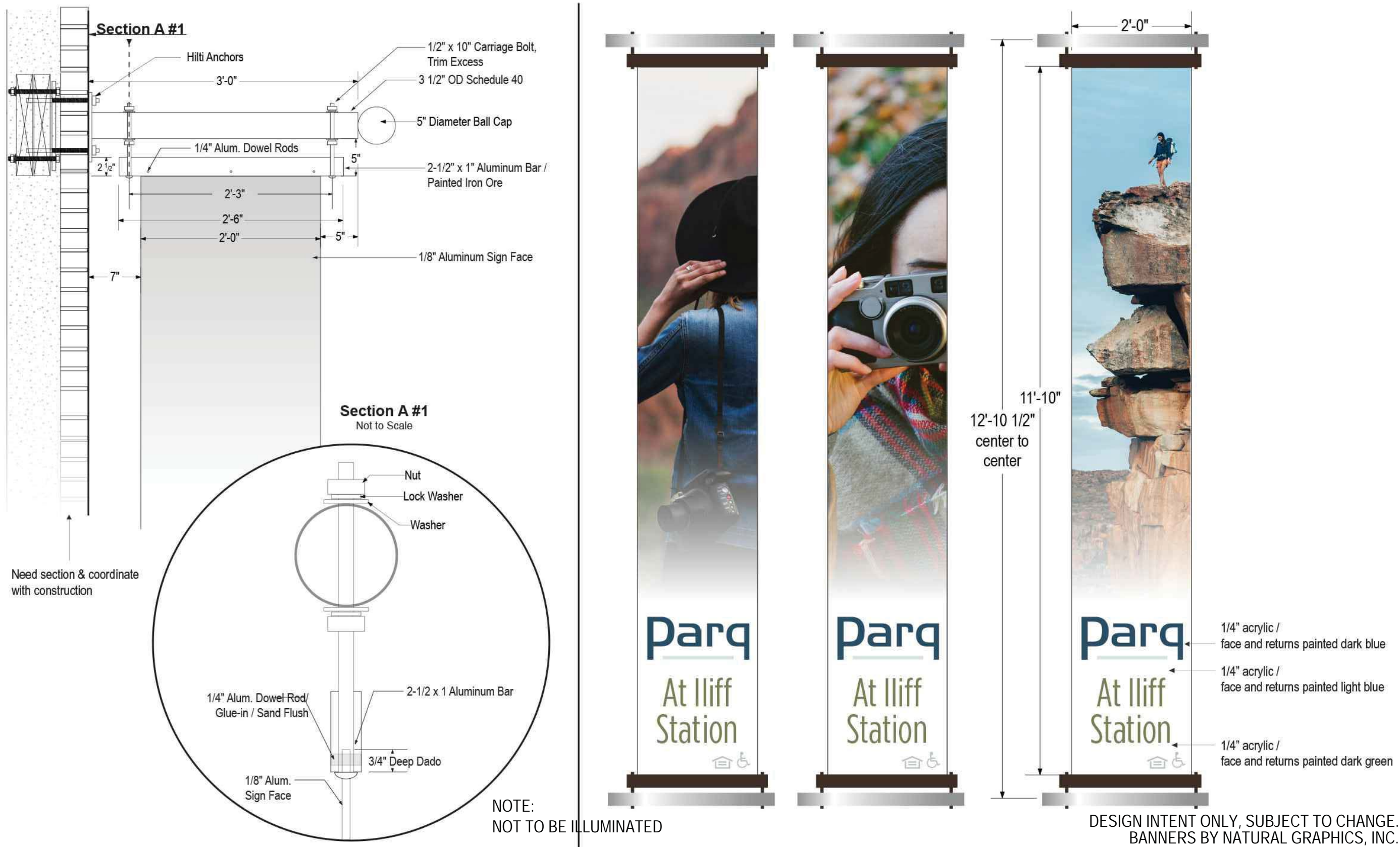
1 MONUMENT C

NOT TO SCALE



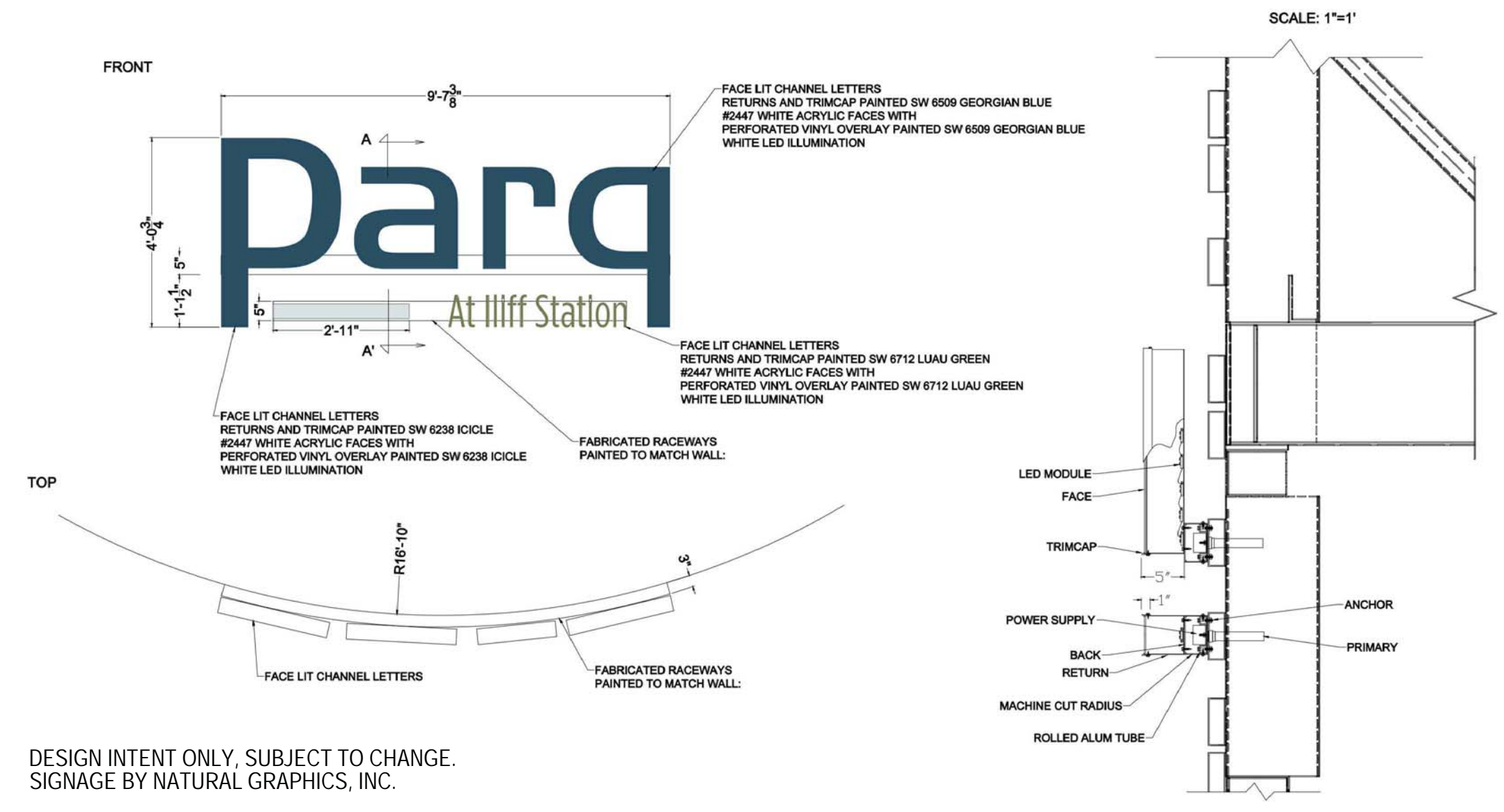
2 MONUMENT B

NOT TO SCALE



3 TYPICAL PROJECTING SIGNS - REFER TO SHEET C-2 AND ARCH FOR LOCATIONS

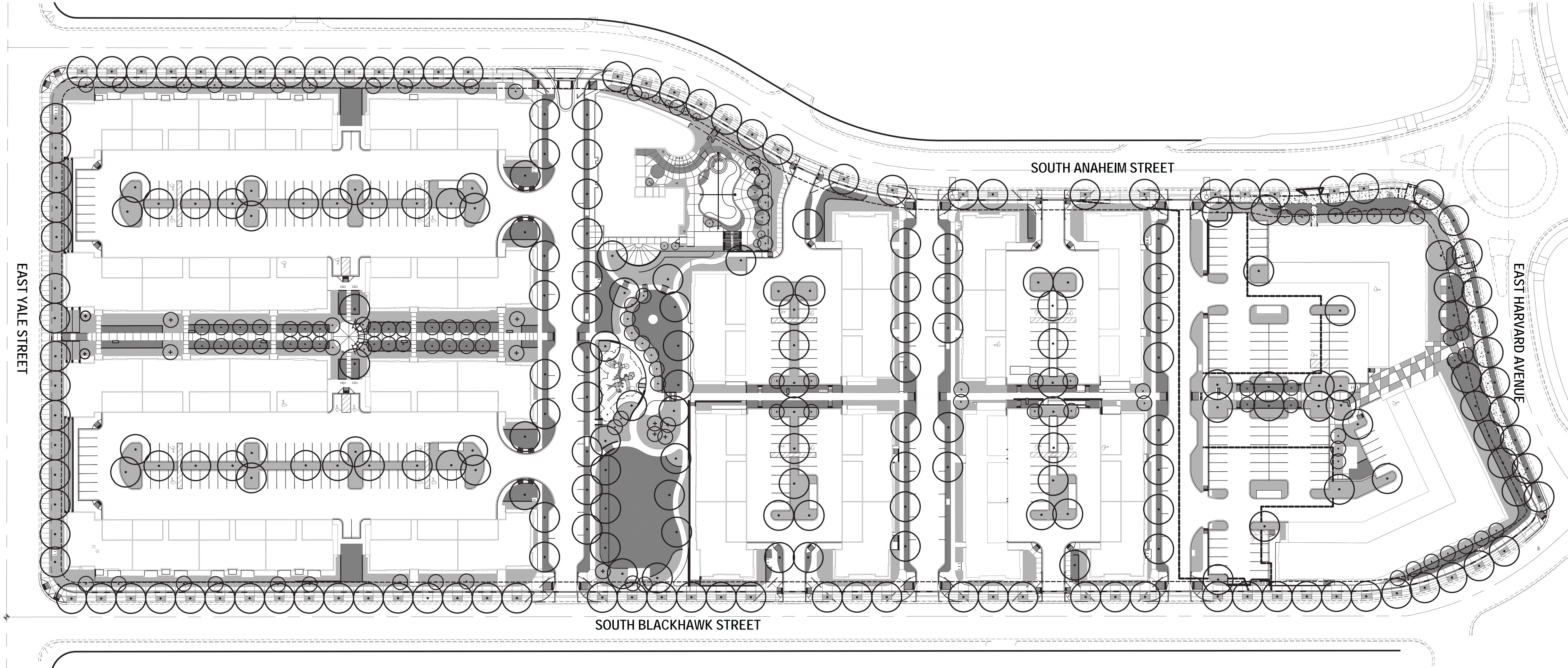
NOT TO SCALE








4 PROJECT IDENTIFICATION SIGN D - REFER TO SHEET C-2 FOR LOCATION

NOT TO SCALE






LEGEND


-  HIGH WATER USE: MANICURED TURF
-  LOW WATER USE: SHRUB BED\
-  DECIDUOUS CANOPY:  
NONE IN NON-IRRIGATED AREAS
-  ORNAMENTAL TREES  
NONE IN NON-IRRIGATED AREAS
-  EVERGREEN TREES  
NONE IN NON-IRRIGATED AREAS

HYDRO-ZONE TABLES

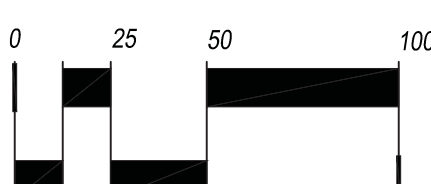
| PERMANENT TAP              |            |                 |            |
|----------------------------|------------|-----------------|------------|
| WATER USE TYPE             | AREA (SF)  |                 |            |
| HIGH WATER USE             | 47,551 SF  |                 |            |
| LOW WATER USE              | 97,116 SF  |                 |            |
| Z-TAP ZONE                 | 0          |                 |            |
| NON-IRRIGATED NATIVE       | 0          |                 |            |
|                            | QUANTITY   | AREA VALUE (SF) | TOTAL AREA |
| CANOPY TREES               | 0          | 0               | 0          |
| EVERGREEN/ORNAMENTAL TREES | 0          | 0               | 0          |
| TOTAL                      |            |                 | 0          |
| TOTAL IRRIGATED AREA       | 144,667 SF |                 |            |



Know what's below.  
Call before you dig.



NORTH

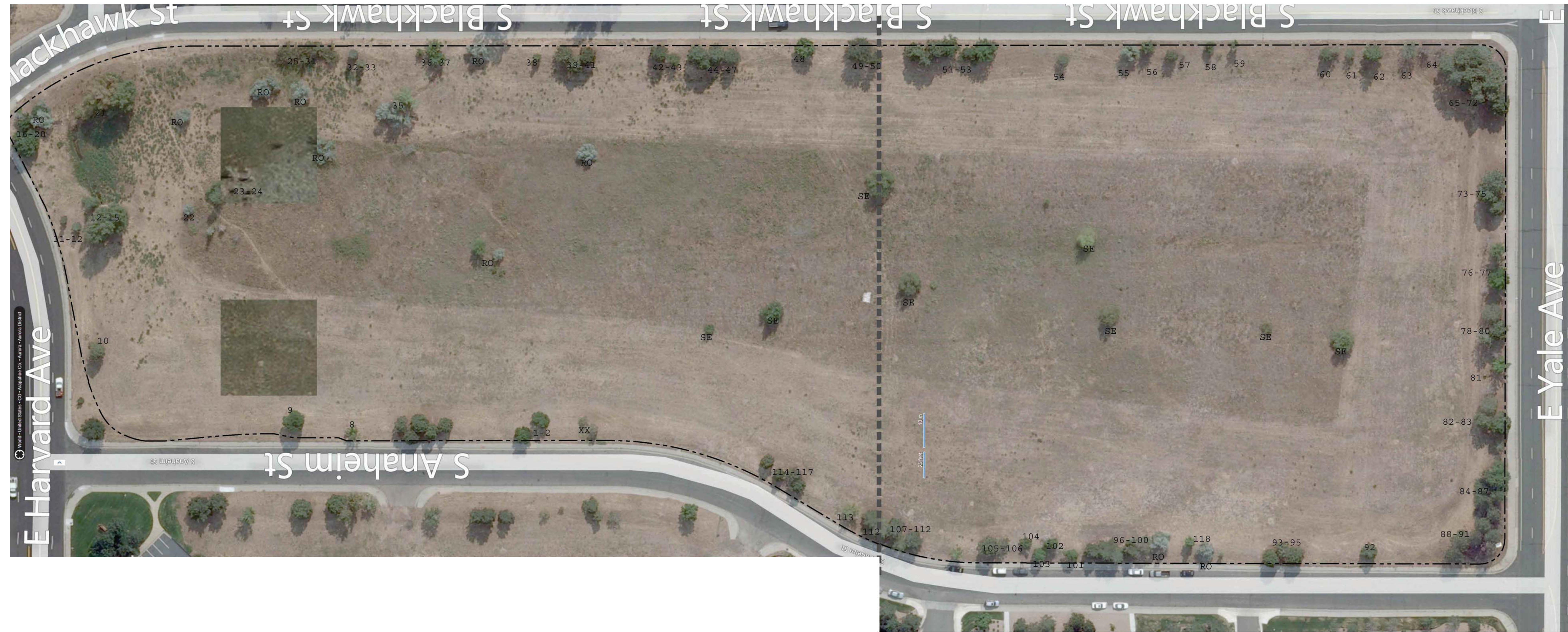


SCALE: 1" = 50'

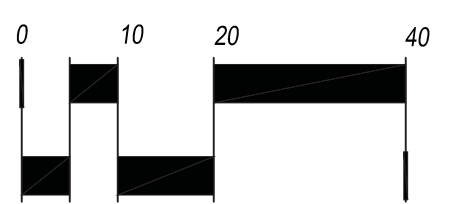
NOT FOR CONSTRUCTION

CHECKED BY: JC  
DRAWN BY: TD / WBW





Know what's **below**.  
Call before you dig.



SCALE: 1" = 20'



Project: Iliff Station Area: Aurora  
Date: 10/12/2015 Revised November 19, 2015  
By: Keith Worley, Forester Condition percentages revised per on-site meeting with Jacque Chomiak, 11-19-15.

| TREE # | SPECIES  | DBH  | HGT | AGE | SPEC % | LOC. % | CONC. % | MITIGATION | \$ VALUE | COMMENTS                              |
|--------|----------|------|-----|-----|--------|--------|---------|------------|----------|---------------------------------------|
| 1      | ASH      | 10.0 | 25  |     | 0.7    | 0.65   | 0.4     | 4.0        | \$ 845   | hilac-ash borer damage, stump sprouts |
| 2      | ASH      | 14.0 | 35  |     | 0.7    | 0.65   | 0.2     | 2.8        | \$ 772   | severe decay                          |
| 3      | AP       | 12.0 | 35  |     | 0.75   | 0.65   | 0.6     | 7.2        | \$ 1,608 | freeze damage, spadable               |
| 4      | AP       | 12.0 | 30  |     | 0.75   | 0.65   | 0.35    | 4.2        | \$ 938   | major branch dieback                  |
| 5      | AP       | 12.0 | 30  |     | 0.75   | 0.65   | 0.55    | 6.6        | \$ 1,474 | inside group, spadable                |
| 6      | AP       | 12.0 | 30  |     | 0.75   | 0.65   | 0.55    | 6.6        | \$ 1,474 | outside edge of group, spadable       |
| 7      | AP       | 12.0 | 30  |     | 0.75   | 0.65   | 0.5     | 6.0        | \$ 1,340 | north side of group, spadable         |
| 8      | MAP      | 6.0  | 18  |     | 0.75   | 0.65   | 0.2     | 1.2        | \$ 220   | stump sprouts                         |
| 9      | ASH      | 14.0 | 40  |     | 0.7    | 0.65   | 0.4     | 5.6        | \$ 1,544 | co-dominants with decay at 9'         |
| 10     | RP       | 13.0 | 45  |     | 0.75   | 0.65   | 0.5     | 6.5        | \$ 1,446 | one-sided                             |
| 11     | WF       | 8.0  | 18  |     | 0.8    | 0.65   | 0.4     | 3.2        | \$ 657   | drought stress, spadable              |
| 12     | WF       | 7.0  | 16  |     | 0.8    | 0.65   | 0.2     | 1.4        | \$ 265   | dead top, drought stress              |
| 13     | LLCW     | 14   | 45  |     | 0.55   | 0.65   | 0.45    | 6.3        | \$ 1,210 | severe dieback                        |
| 14A    | LLCW     | 16   | 50  |     | 0.55   | 0.65   | 0.35    | 5.6        | \$ 1,200 | severe decay and dieback              |
| D      | LLCW     | 9    | 30  |     | 0.55   | 0.65   | 0.35    | 3.2        | \$ 444   | suckers                               |
| E      | LLCW     | 12   | 40  |     | 0.55   | 0.65   | 0.35    | 4.2        | \$ 716   | suckers                               |
| 16     | OAK      | 15   | 40  |     | 0.8    | 0.65   | 0.55    | 8.3        | \$ 3,156 | twig dieback                          |
| 17     | OAK      | 3    | 16  |     | 0.8    | 0.65   | 0.1     | 0.3        | \$ 53    | stump sprouts                         |
| 18     | OAK      | 10   | 35  |     | 0.8    | 0.65   | 0.4     | 4.0        | \$ 1,091 | co-dominants, poor structure          |
| 19     | OAK      | 4    | 15  |     | 0.8    | 0.65   | 0.3     | 1.2        | \$ 211   | stump sprouts                         |
| 20     | OAK      | 8    | 30  |     | 0.8    | 0.65   | 0.5     | 4.0        | \$ 929   | co-dominant top, spadable             |
| 21A    | LLCW     | 15   | 50  |     | 0.55   | 0.65   | 0.2     | 3.0        | \$ 609   | severe decay, dieback                 |
| E      | LLCW     | 8    | 30  |     | 0.55   | 0.65   | 0.2     | 1.6        | \$ 212   | dieback, sucker                       |
| 22     | WF       | 8    | 25  |     | 0.8    | 0.65   | 0.3     | 3.0        | \$ 493   | drought stressed, poor condition      |
| 23A    | LLCW     | 10   | 35  |     | 0.55   | 0.65   | 0.35    | 3.5        | \$ 526   | decay and dieback                     |
| B      | LLCW     | 10   | 12  |     | 0.65   | 0.65   | 0.35    | 3.5        | \$ 526   | decay and dieback                     |
| 24     | LLCW     | 9    | 30  |     | 0.55   | 0.65   | 0.35    | 3.2        | \$ 444   | decay and dieback                     |
| 25     | CA       | 8    | 18  |     | 0.75   | 0.65   | 0.4     | 3.2        | \$ 719   | multiple codominants, poor structure  |
| 26     | CA       | 6    | 18  |     | 0.75   | 0.65   | 0.4     | 2.4        | \$ 444   | multiple codominants, poor structure  |
| 27     | CA       | 8    | 18  |     | 0.75   | 0.65   | 0.4     | 3.2        | \$ 719   | multiple codominants, poor structure  |
| 28     | CA       | 6    | 18  |     | 0.75   | 0.65   | 0.4     | 2.4        | \$ 444   | multiple codominants, poor structure  |
| 29     | CA       | 0    | 18  |     | 0.75   | 0.65   | 0.4     | 0.0        | \$ 92    | multiple codominants, poor structure  |
| 30     | CA       | 0    | 16  |     | 0.75   | 0.65   | 0.4     | 0.0        | \$ 92    | multiple codominants, poor structure  |
| 31     | CA       | 0    | 16  |     | 0.75   | 0.65   | 0.4     | 0.0        | \$ 92    | multiple codominants, poor structure  |
| 32     | WF       | 12   | 35  |     | 0.8    | 0.65   | 0.45    | 5.4        | \$ 1,504 | drought stressed, spadable            |
| 33     | WF       | 8    | 25  |     | 0.8    | 0.65   | 0.2     | 1.6        | \$ 328   | severe drought stress, poor condition |
| 34     | missed # |      |     |     |        |        |         | 0.0        | \$ -     |                                       |
| 35A    | CW       | 10   | 45  |     | 0.55   | 0.65   | 0.5     | 5.0        | \$ 751   | co-dominants at base with decay       |
| 36A    | ASH      | 5    | 25  |     | 0.7    | 0.65   | 0.1     | 0.5        | \$ 74    | stump sprouts                         |
| B      | ASH      | 4    | 25  |     | 0.7    | 0.65   | 0.1     | 0.4        | \$ 58    | stump sprouts                         |
| 37A    | ASH      | 5    | 20  |     | 0.7    | 0.65   | 0.1     | 0.5        | \$ 74    | stump sprouts                         |
| C      | ASH      | 4    | 20  |     | 0.7    | 0.65   | 0.1     | 0.4        | \$ 58    | stump sprouts                         |
| B      | ASH      | 4    | 20  |     | 0.7    | 0.65   | 0.1     | 0.4        | \$ 58    | stump sprouts                         |
| 38     | HACK     | 9.0  | 20  |     | 0.8    | 0.65   | 0.3     | 2.7        | \$ 589   | severe dieback                        |
| 39     | AP       | 12.0 | 40  |     | 0.75   | 0.65   | 0.4     | 4.8        | \$ 1,072 | declining top                         |
| 40     | AP       | 13.0 | 40  |     | 0.75   | 0.65   | 0.4     | 5.2        |          |                                       |

Species Codes: AP = Austrian Pine CW = Cottonwood sp.  
SP = Scotch Pine OAK = Oak sp.  
ASH = Ash CA = Crab Apple  
MAP = Maple sp. HACK = Hackberry  
WF = White Fir PP = Ponderosa Pine  
BP = Bradford Pear SE = Siberian Elm  
RO = Russian Olive

NOTE: ALL MITIGATION INCHES HAVE BEEN ACCOMMODATED BY PROVIDING EXTRA TREES OVER THE LANDSCAPE REQUIREMENTS AS WELL AS UP SIZING ALL TREES ON SITE INCLUDING REQUIRED TREES. SEE SHEET L1.03 FOR DETAILS ON ALL MITIGATION INCHES, HOW THEY WERE MET, AND THEIR LOCATIONS.

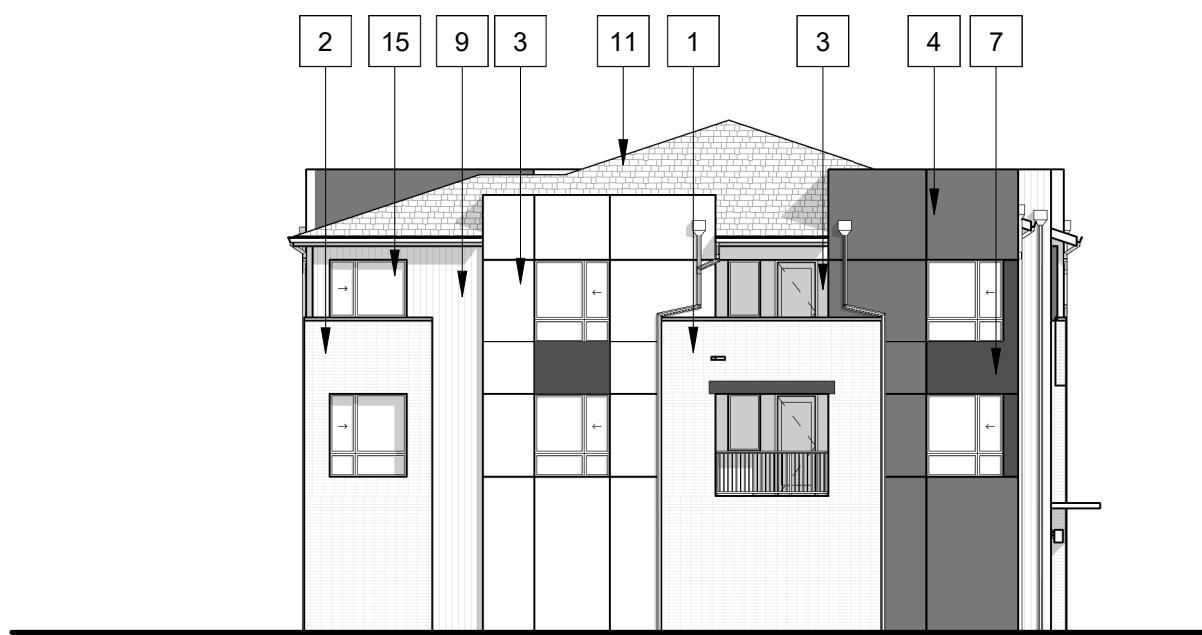


KEYNOTES - ELEVATION

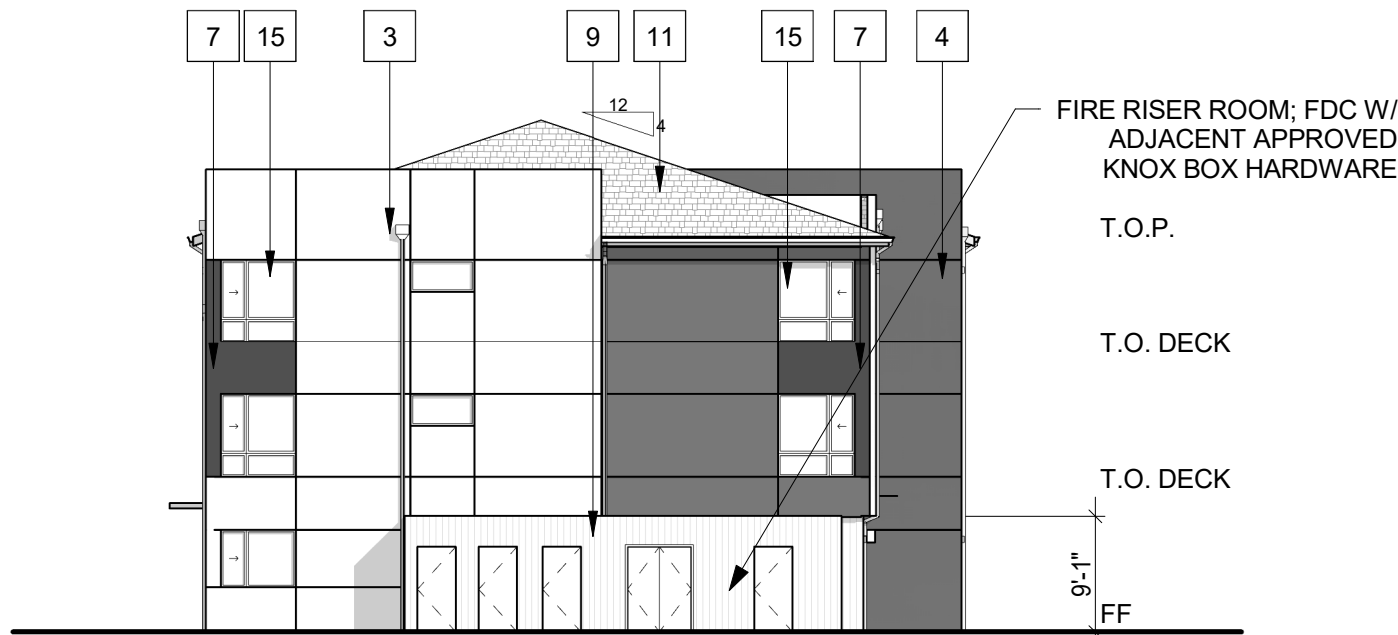
- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 7674 PEPPERCORN
- 7 STUCCO - SW # 9140 BLISTERY SKY
- 8 VERTICAL METAL SIDING
- 9 METAL AWNING
- 10 ASPHALT ROOF SHINGLES
- 11 METAL HANDRAIL
- 12 DOWNSPOUT
- 13 OVERHEAD GARAGE DOOR
- 14 VINYL WINDOW
- 15 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL; TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a



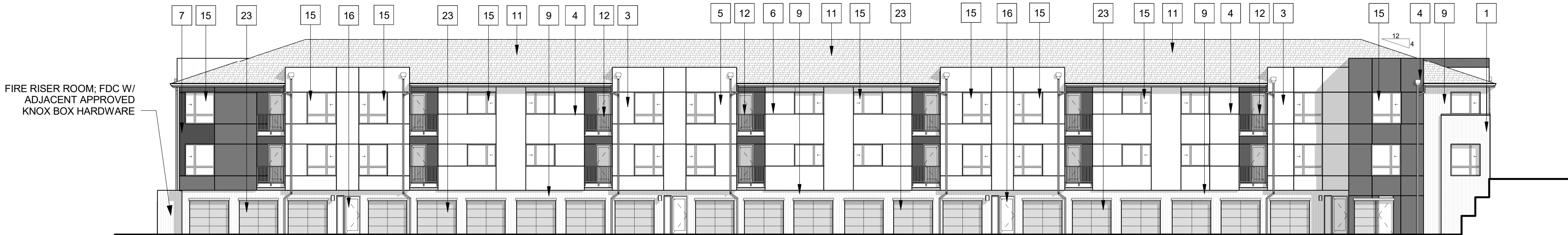
3 FRONT  
1/16" = 1'-0"



4 LEFT  
1/16" = 1'-0"



2 RIGHT  
1/16" = 1'-0"



1 REAR  
1/16" = 1'-0"

DESCRIPTION: BUILDING A; D - ELEVATIONS (STYLE A)

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: DECEMBER 20, 2017



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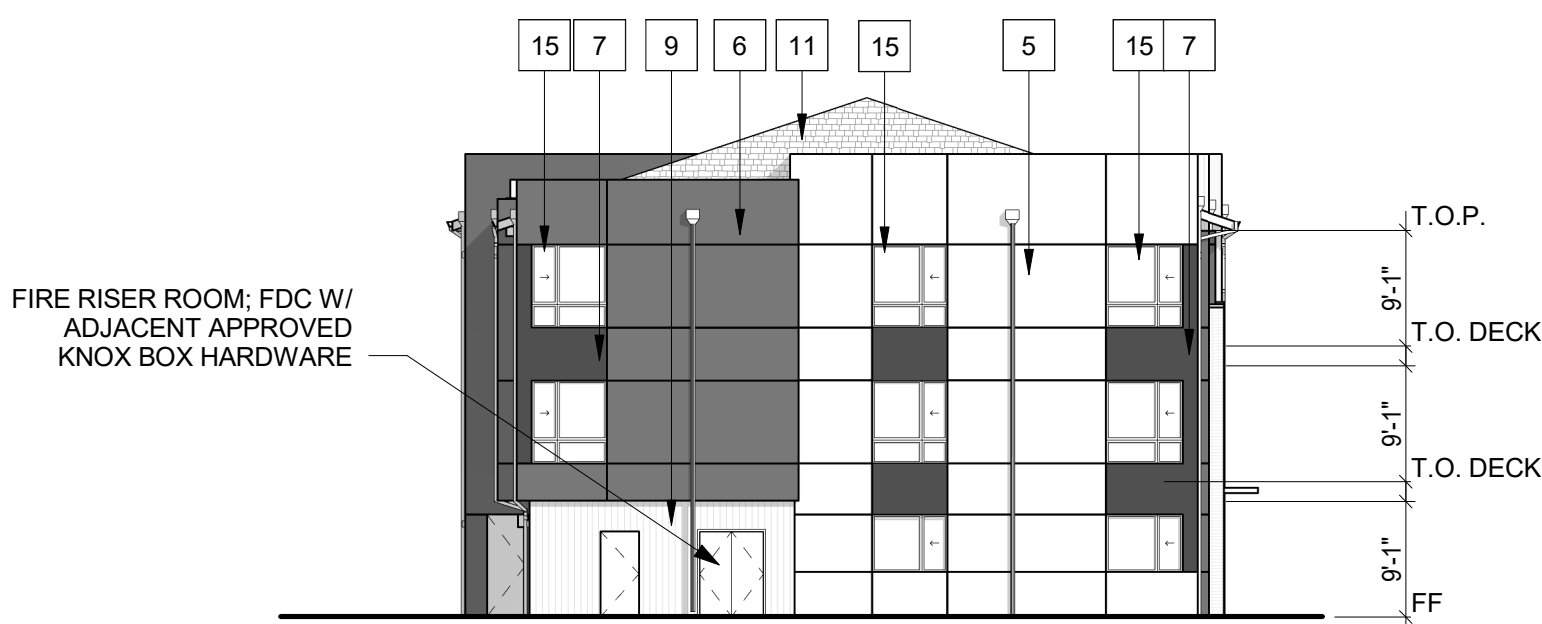




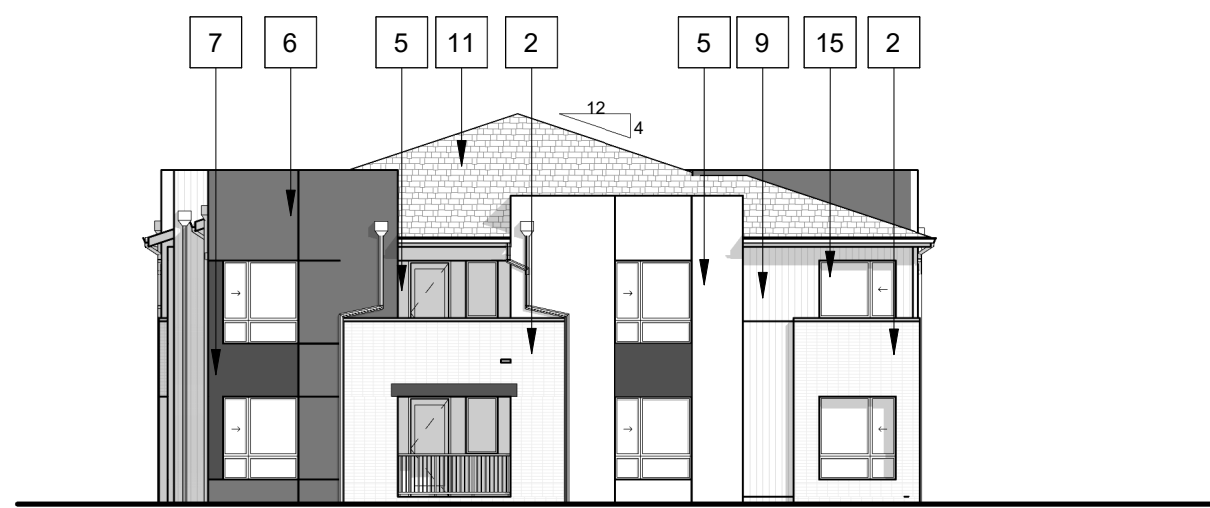
② FRONT  
1/16" = 1'-0"

KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 6118 LEATHER BOUND
- 7 STUCCO - SW # 7674 PEPPERCORN
- 8 STUCCO - SW # 9140 BLISTERY SKY
- 9 VERTICAL METAL SIDING
- 10 METAL AWNING
- 11 ASPHALT ROOF SHINGLES
- 12 METAL HANDRAIL
- 13 DOWNSPOUT
- 14 OVERHEAD GARAGE DOOR
- 15 VINYL WINDOW
- 16 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL, TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a



① LEFT  
1/16" = 1'-0"



④ RIGHT  
1/16" = 1'-0"



③ REAR  
1/16" = 1'-0"

DESCRIPTION: BUILDING B; C - ELEVATIONS (STYLE B)

PROJECT NAME: LIFF STATION

PROJECT NUMBER: 20130992

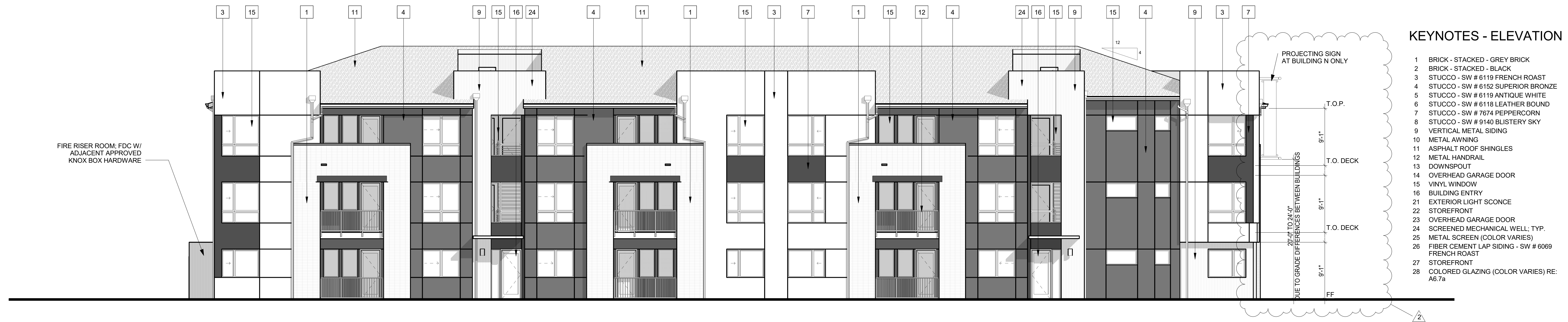
REFERENCE: STEELWAVE LLC

DATE: DECEMBER 20, 2017

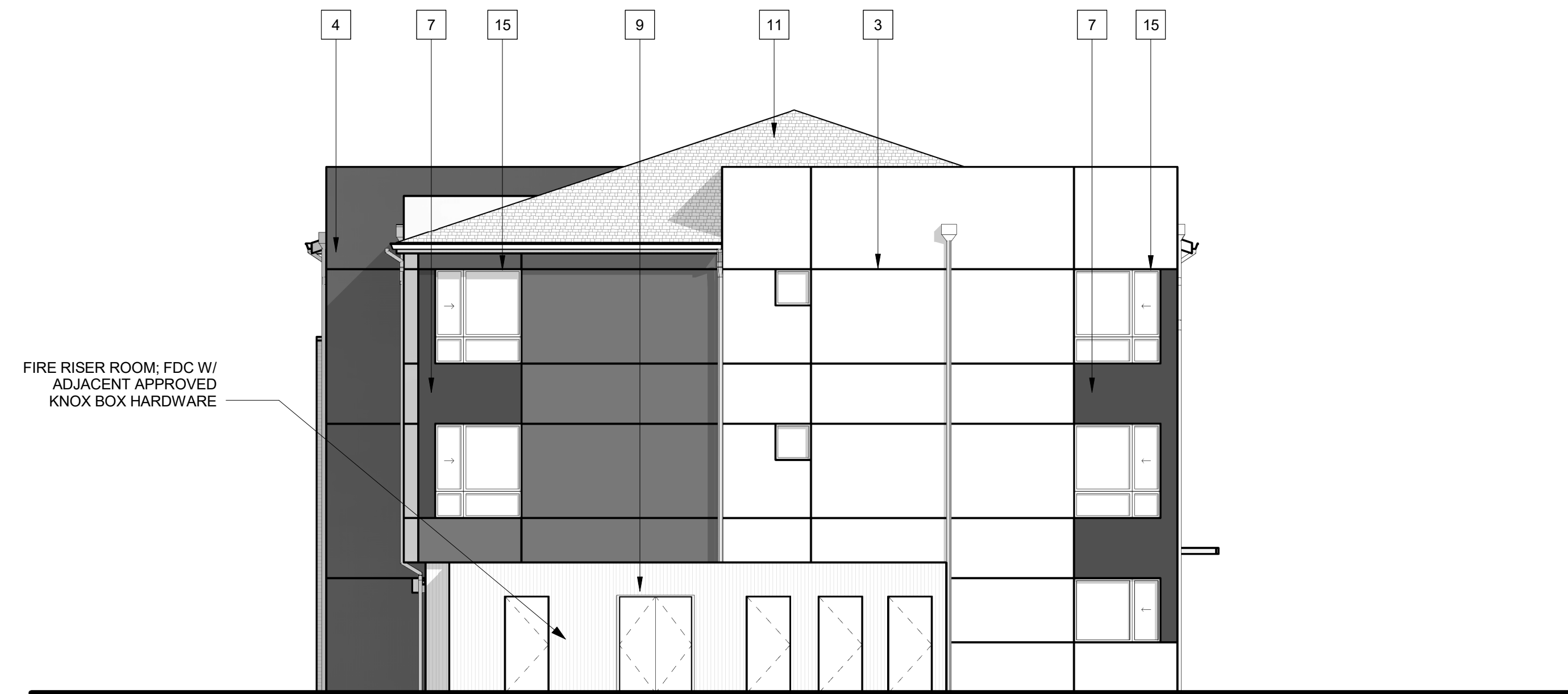


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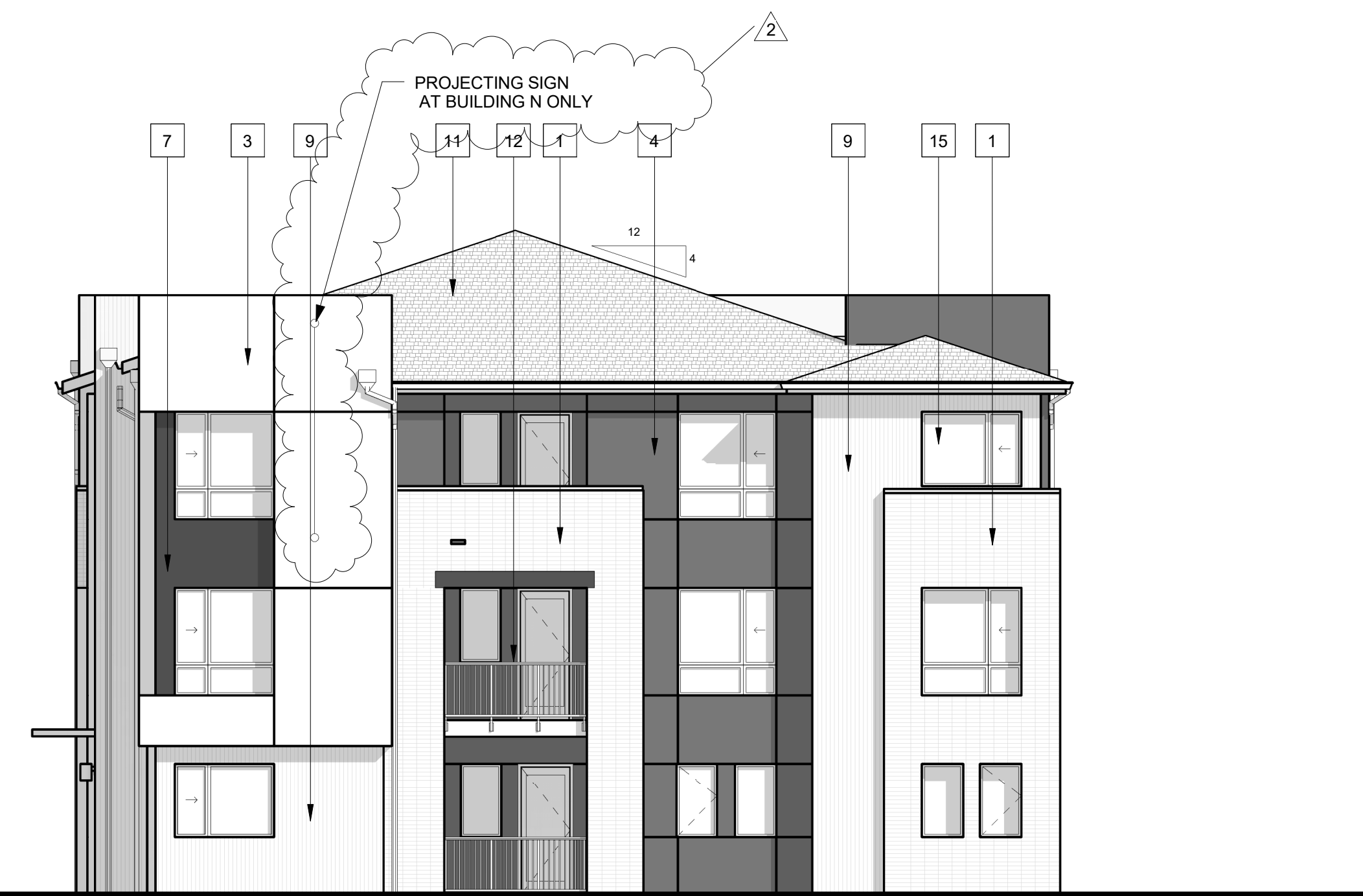




③ FRONT  
1/8" = 1'-0"



④ LEFT  
1/8" = 1'-0"



① RIGHT  
1/8" = 1'-0"



② REAR  
1/8" = 1'-0"

DESCRIPTION: BUILDING E, G, I, L, N - ELEVATIONS (STYLE A)

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: DECEMBER 20, 2017



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ktgy.com  
303.825.6400





KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 7618 LEATHER BOUND
- 7 STUCCO - SW # 9140 BLISTERY SKY
- 8 VERTICAL METAL SIDING
- 9 METAL AWNING
- 11 ASPHALT ROOF SHINGLES
- 12 METAL HANDRAIL
- 13 DOWNSPOUT
- 14 OVERHEAD GARAGE DOOR
- 15 VINYL WINDOW
- 16 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL; TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

② FRONT  
1/8" = 1'-0"



① LEFT  
1/8" = 1'-0"



③ REAR  
1/8" = 1'-0"

DESCRIPTION: BUILDING F, H, M - ELEVATIONS (STYLE B)

PROJECT NAME: LIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: DECEMBER 20, 2017



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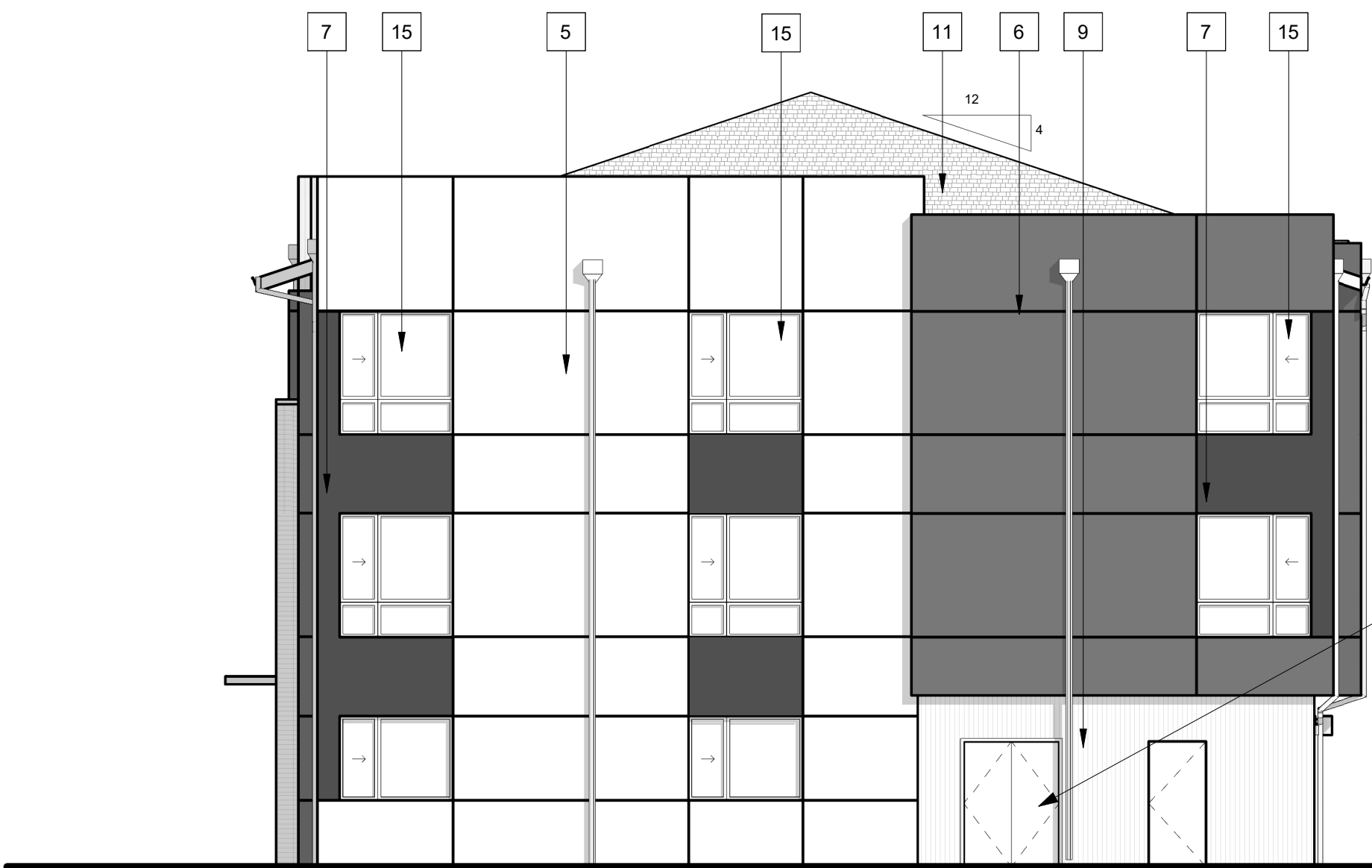
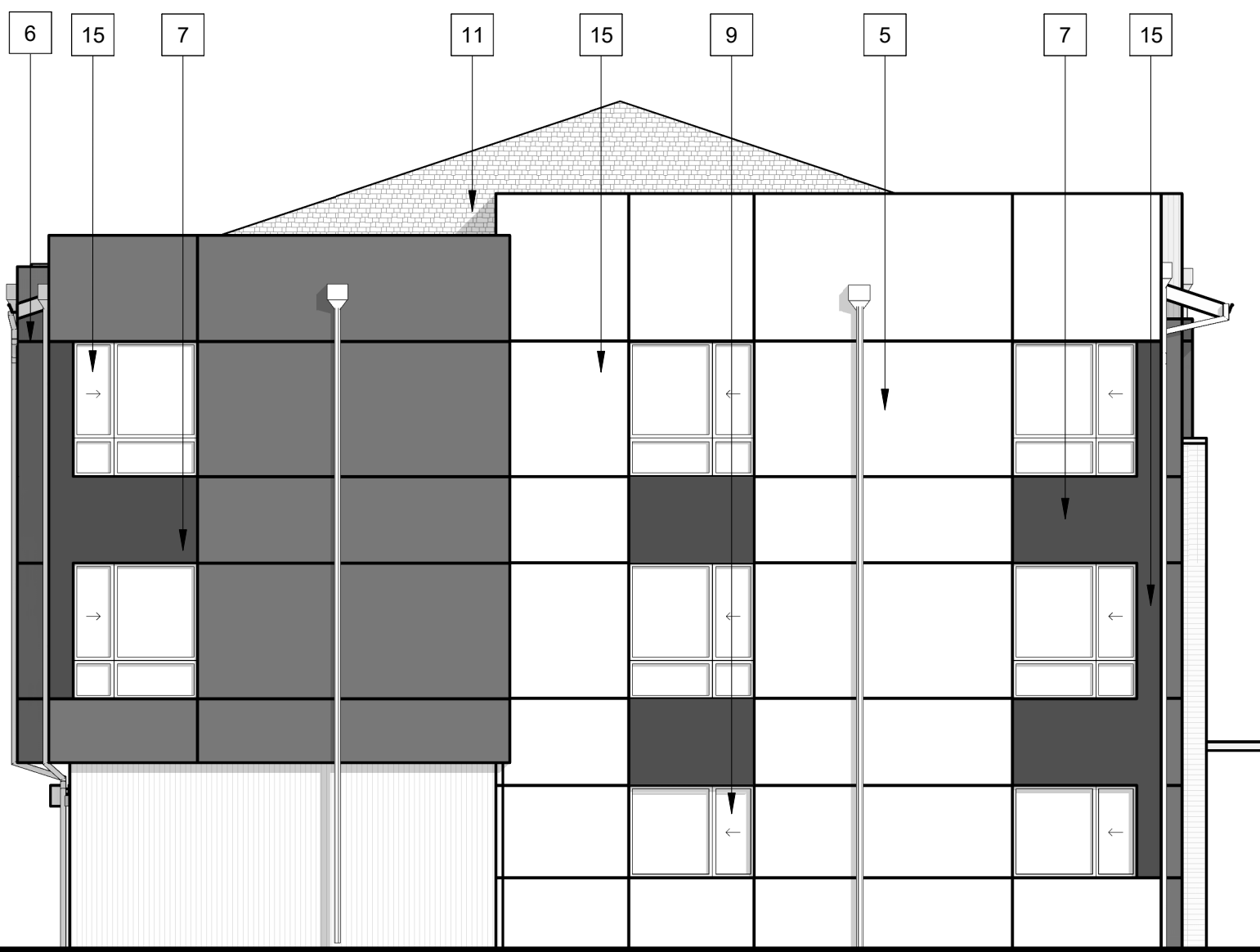




KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 7618 LEATHER BOUND
- 7 STUCCO - SW # 7674 PEPPERCORN
- 8 STUCCO - SW # 9140 BLISTERY SKY
- 9 VERTICAL METAL SIDING
- 10 METAL AWNING
- 11 ASPHALT ROOF SHINGLES
- 12 METAL HANDRAIL
- 13 DOWNSPOUT
- 14 OVERHEAD GARAGE DOOR
- 15 VINYL WINDOW
- 16 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL; TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

③ FRONT  
1/8" = 1'-0"



④ LEFT  
1/8" = 1'-0"

① RIGHT  
1/8" = 1'-0"



② REAR  
1/8" = 1'-0"

DESCRIPTION: BUILDING K - ELEVATIONS (STYLE B)

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: DECEMBER 20, 2017



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820 16th Street, Suite 535  
Denver, CO 80202  
ktgy.com  
303.825.6400

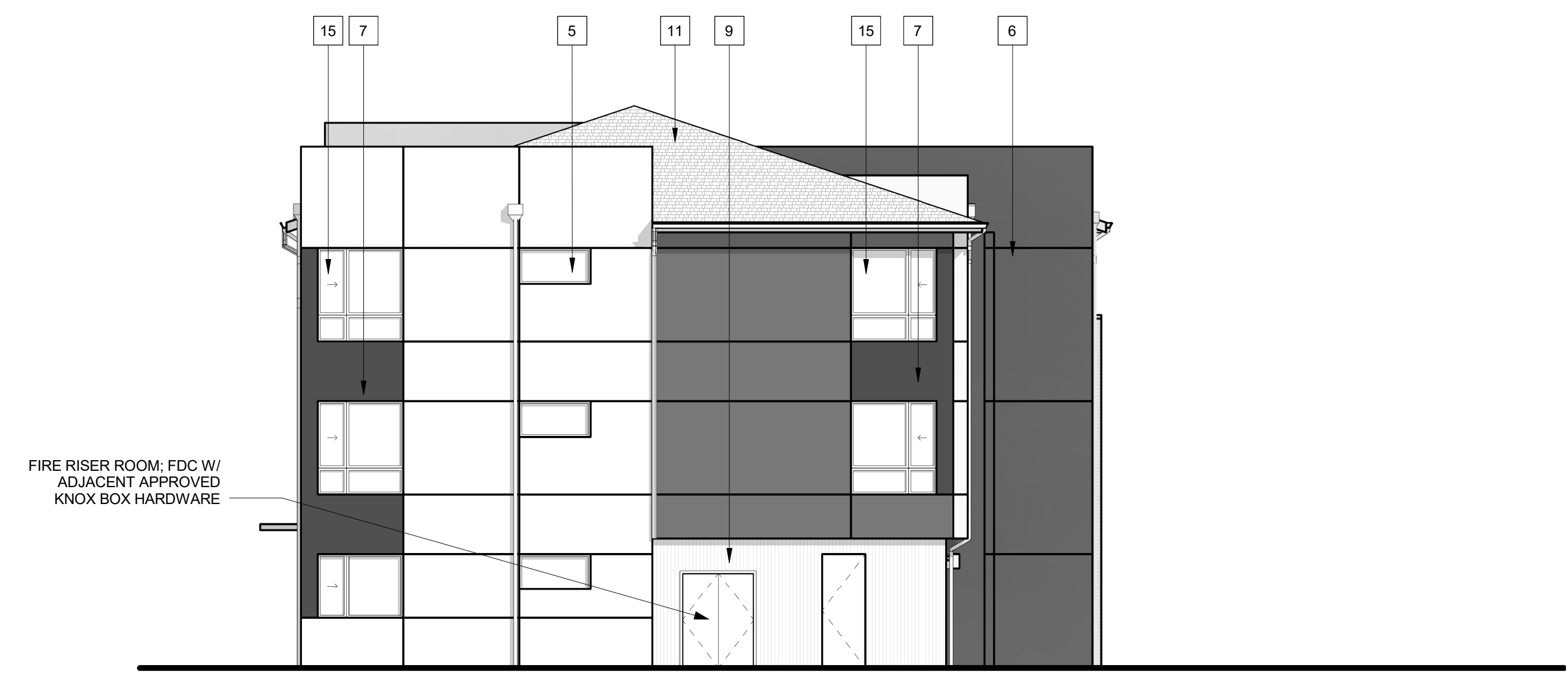




# KEYNOTES - ELEVATION

- BRICK - STACKED - GREY BRICK
- BRICK - STACKED - BLACK
- STUCCO - SW # 6119 FRENCH ROAST
- STUCCO - SW # 6152 SUPERIOR BRONZE
- STUCCO - SW # 6119 ANTIQUE WHITE
- STUCCO - SW # 6118 LEATHER BOUND
- STUCCO - SW # 7674 PEPPERCORN
- STUCCO - SW # 9140 BLISTERY SKY
- VERTICAL METAL SIDING
- METAL AWNING
- ASPHALT ROOF SHINGLES
- METAL HANDRAIL
- DOWNSPOUT
- OVERHEAD GARAGE DOOR
- VINYL WINDOW
- BUILDING ENTRY
- EXTERIOR LIGHT SCONCE
- STOREFRONT
- OVERHEAD GARAGE DOOR
- SCREENED MECHANICAL WELL; TYP.
- METAL SCREEN (COLOR VARIES)
- FIBER CEMENT LAP SIDING - SW # 6069
- FRENCH ROAST
- STOREFRONT
- COLORLED GLAZING (COLOR VARIES) RE: A6.7a

2 FRONT  
1/8" = 1'-0"



1 RIGHT  
1/8" = 1'-0"



4 LEFT  
1/8" = 1'-0"



3 REAR  
1/8" = 1'-0"

DESCRIPTION: BUILDING P, R - ELEVATIONS (STYLE B)

PROJECT NAME: LIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: DECEMBER 20, 2017

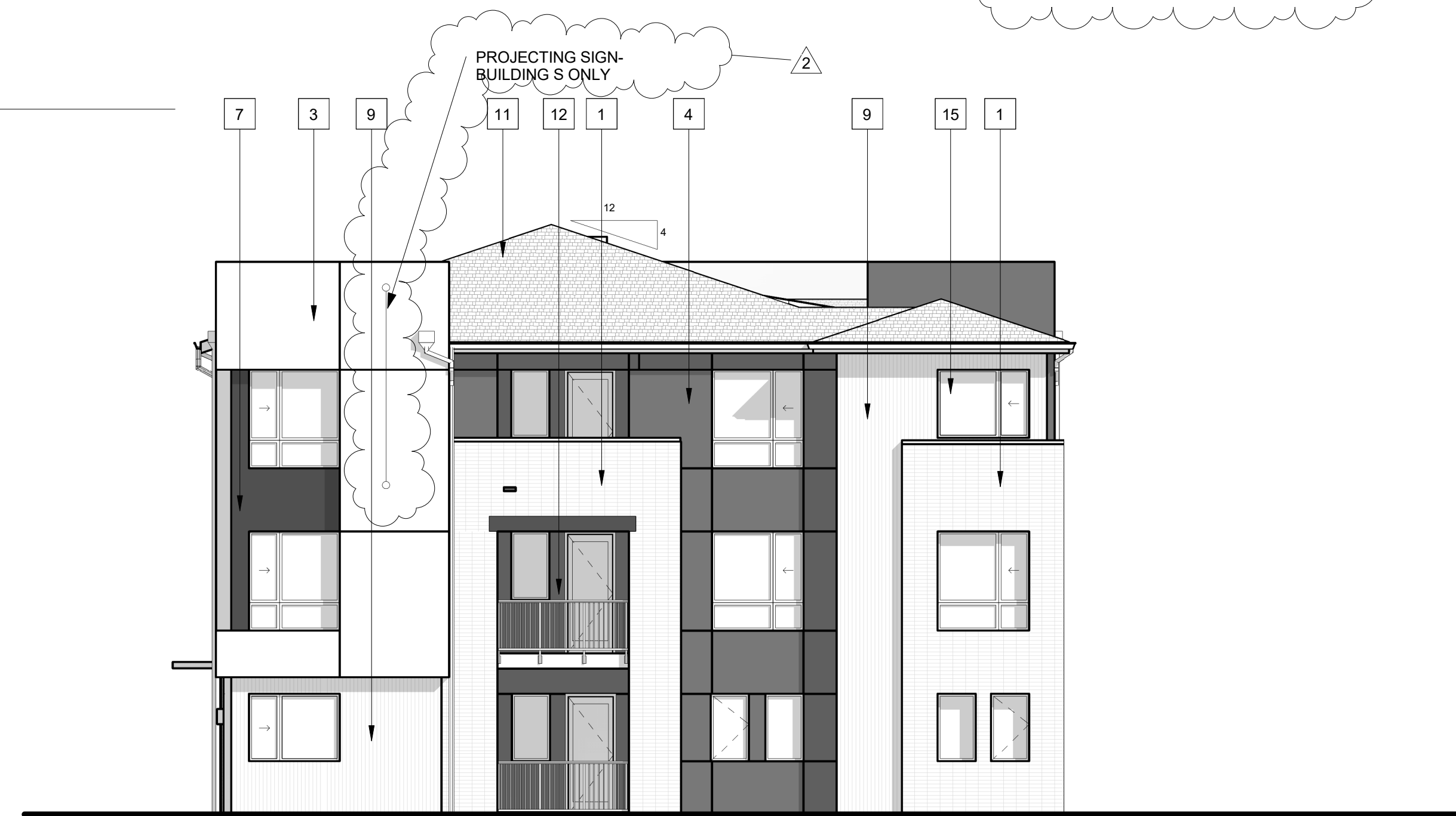
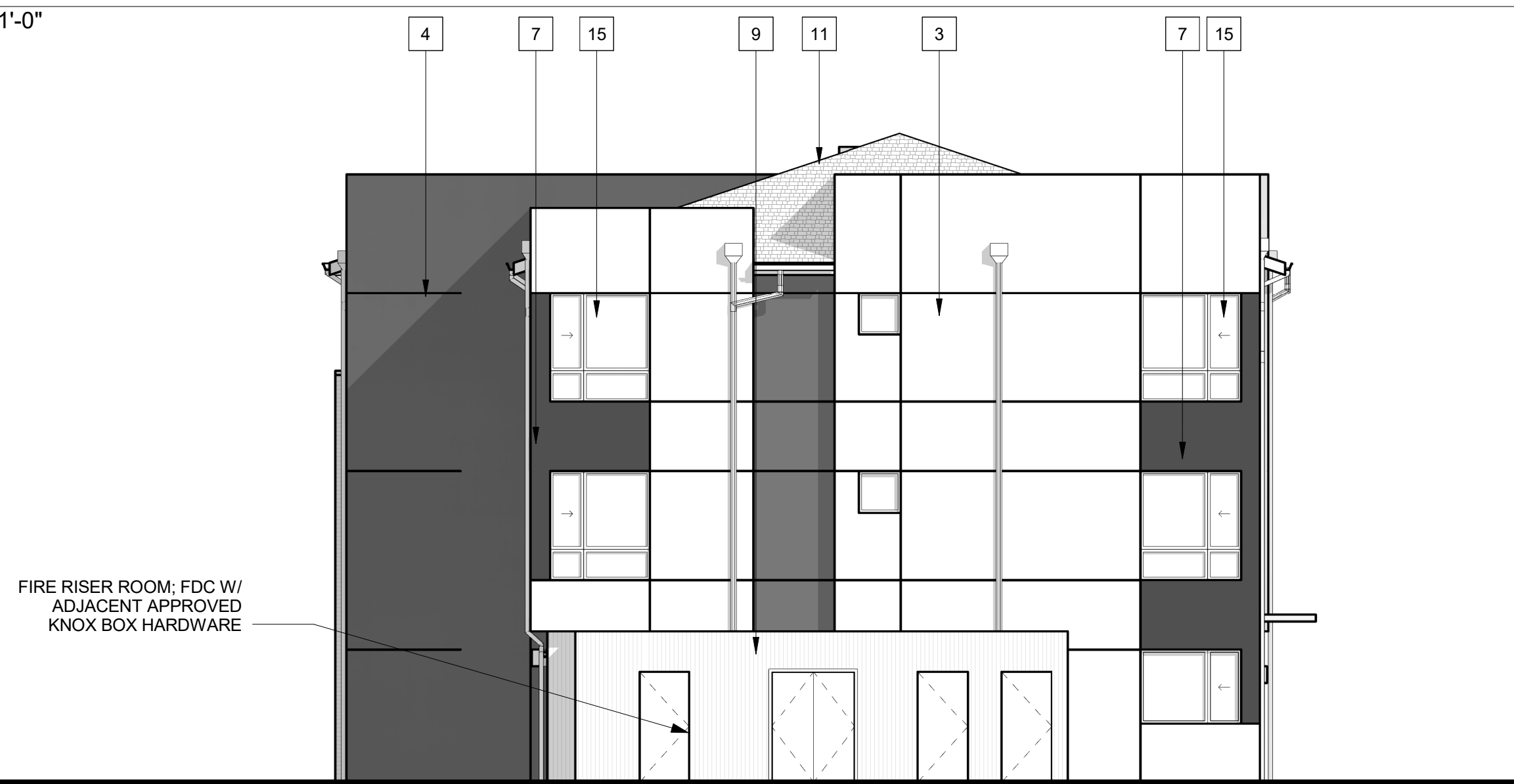


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3 FRONT  
1/8" = 1'-0"



4 LEFT  
1/8" = 1'-0"



2 REAR  
1/8" = 1'-0"

1 RIGHT  
1/8" = 1'-0"

## KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 6118 LEATHER BOUND
- 7 STUCCO - SW # 7674 PEPPERCORN
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- 14 OVERHEAD GARAGE DOOR
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- 16 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL, TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

DESCRIPTION: BUILDING Q, S - ELEVATIONS (STYLE A)

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: DECEMBER 20, 2017



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ktgy.com  
303.825.6400





① FRONT  
1/16" = 1'-0"



② LEFT  
1/16" = 1'-0"



③ RIGHT  
1/16" = 1'-0"



④ REAR  
1/16" = 1'-0"

#### KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 6118 LEATHER BOUND
- 7 STUCCO - SW # 7674 PEPPERCORN
- 8 STUCCO - SW # 9140 BLISTERY SKY
- 9 VERTICAL METAL SIDING
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- 14 OVERHEAD GARAGE DOOR
- 15 VINYL WINDOW
- 16 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL, TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

DESCRIPTION: BUILDING T - ELEVATIONS

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

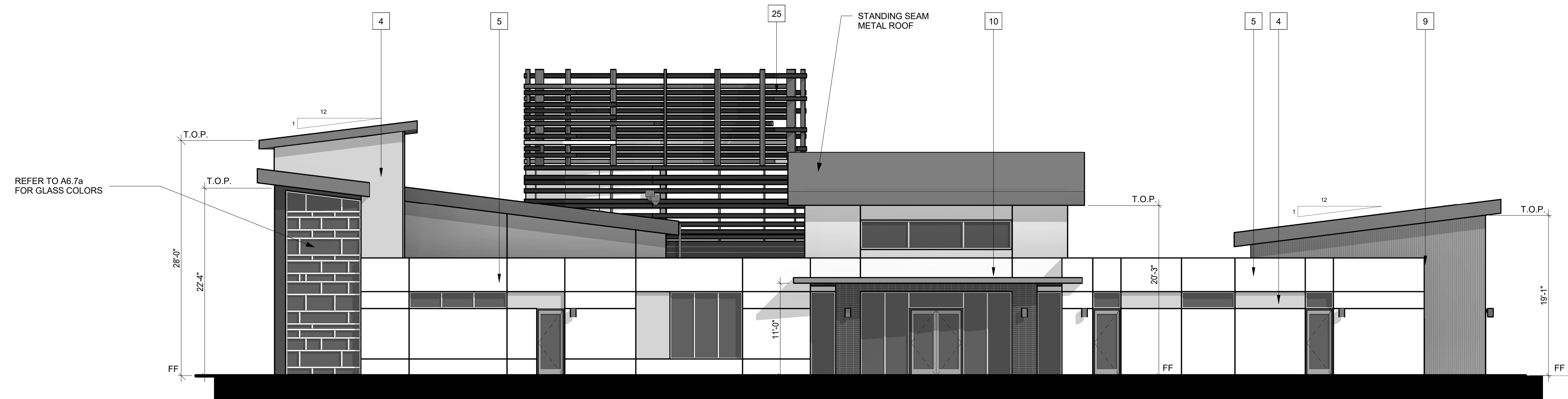
REFERENCE: STEELWAVE LLC

DATE: DECEMBER 20, 2017



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ktgy.com  
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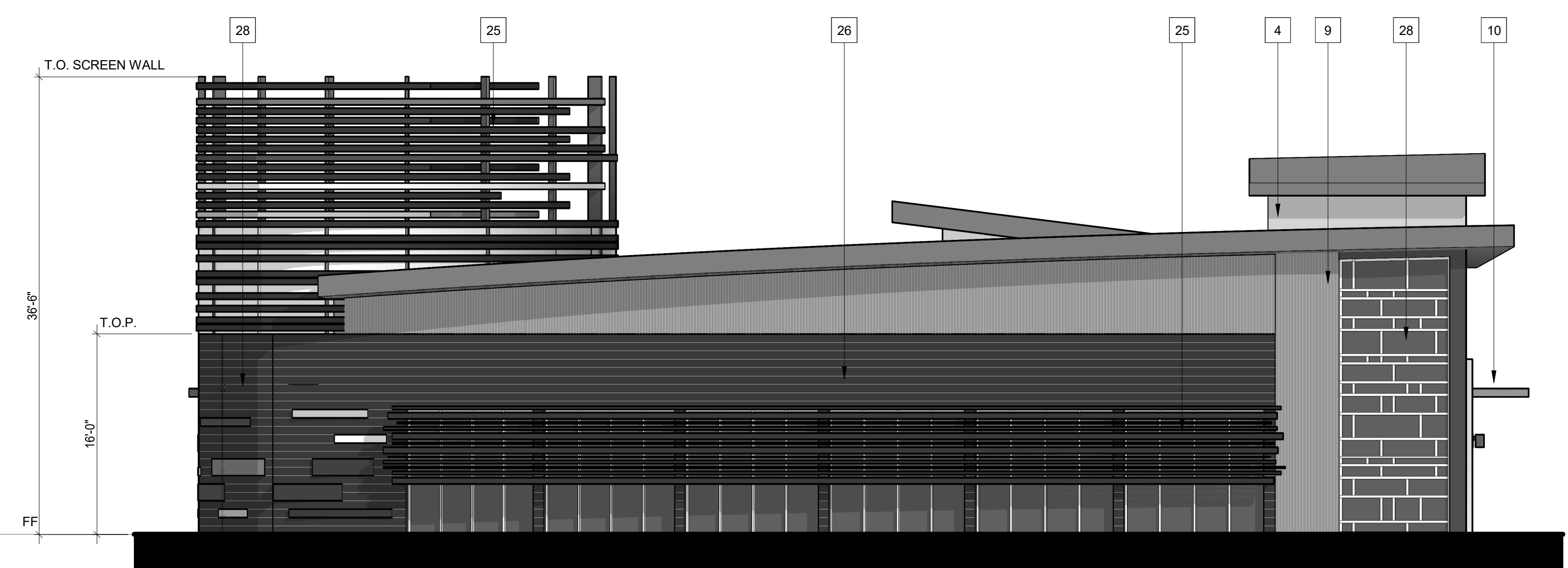




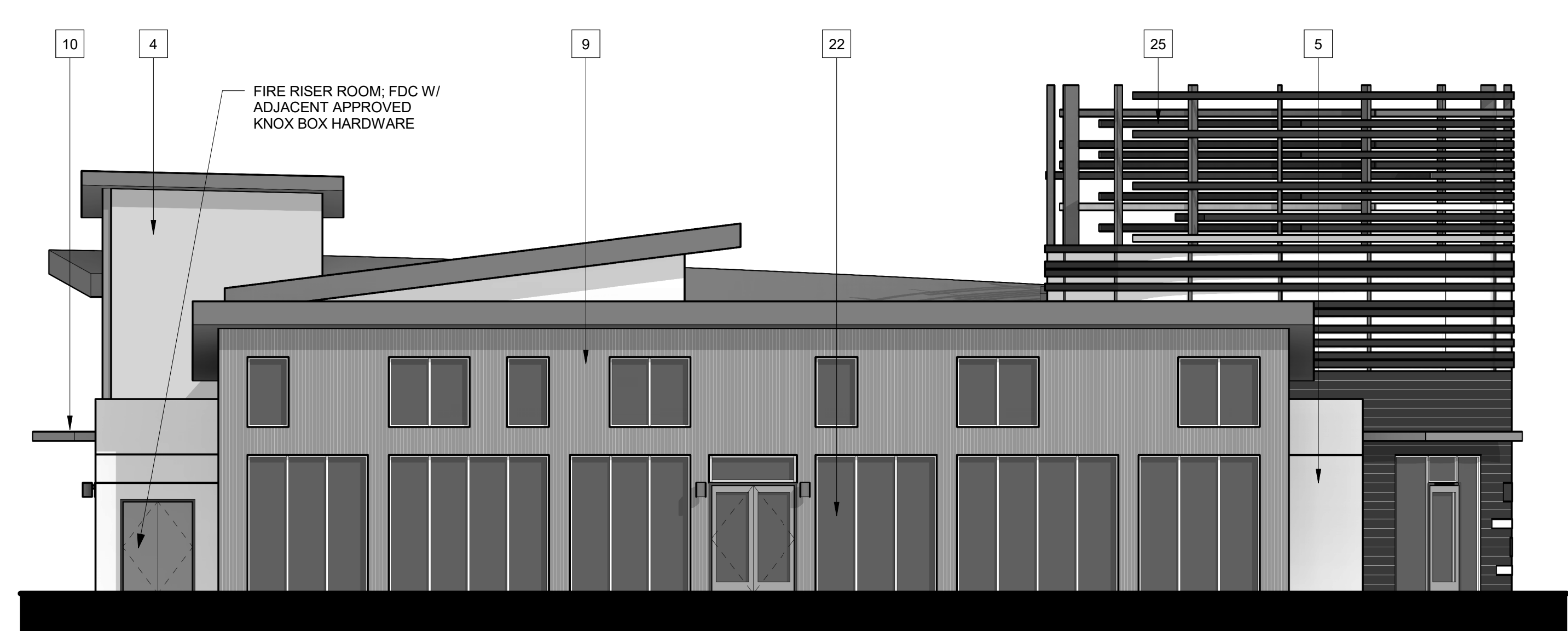
4 FRONT  
NTS

#### KEYNOTES - ELEVATION

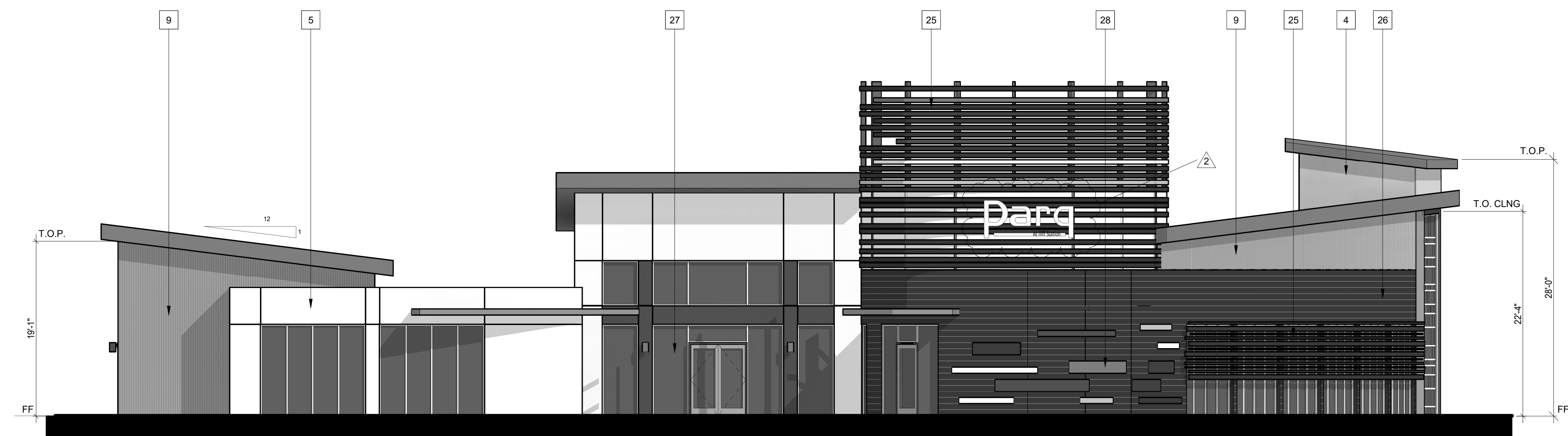
- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 6118 LEATHER BOUND
- 7 STUCCO - SW # 7674 PEPPERCORN
- 8 STUCCO - SW # 9140 BLISTERY SKY
- 9 VERTICAL METAL SIDING
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- 13 DOWNSPOUT
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- 16 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL; TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a



1 LEFT  
NTS



3 RIGHT  
NTS



2 REAR  
NTS

DESCRIPTION: CLUBHOUSE - ELEVATIONS

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

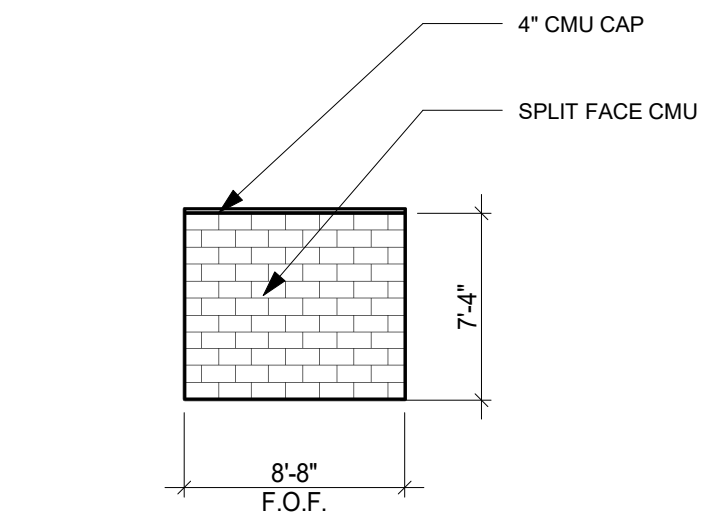
REFERENCE: STEELWAVE LLC

DATE: DECEMBER 20, 2017

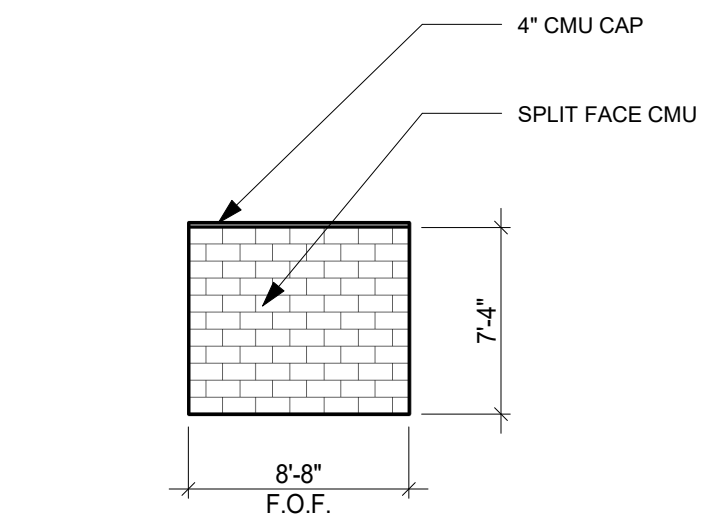


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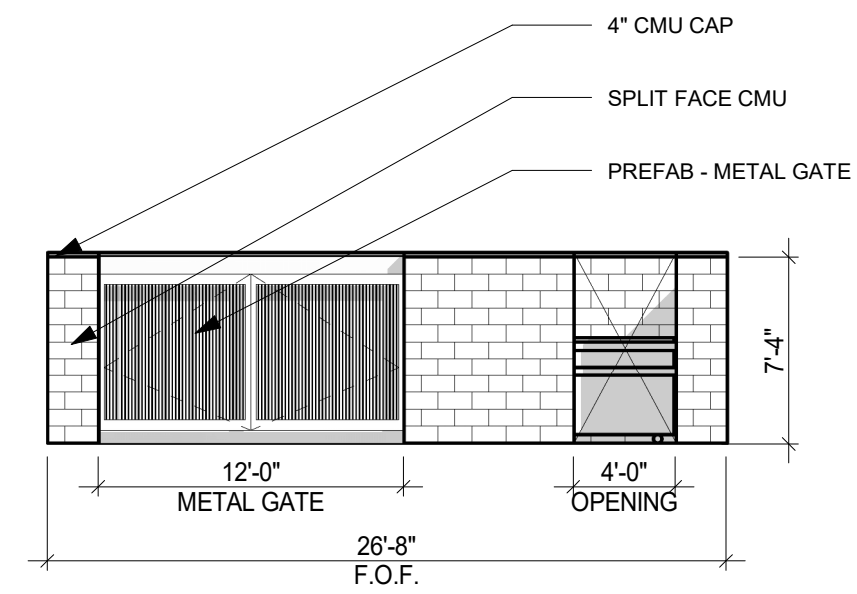




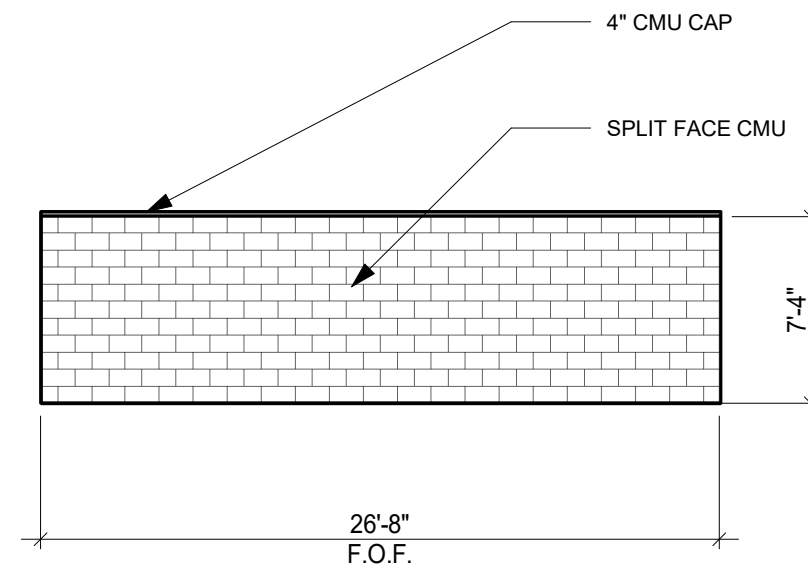
⑤ LEFT  
1/8" = 1'-0"



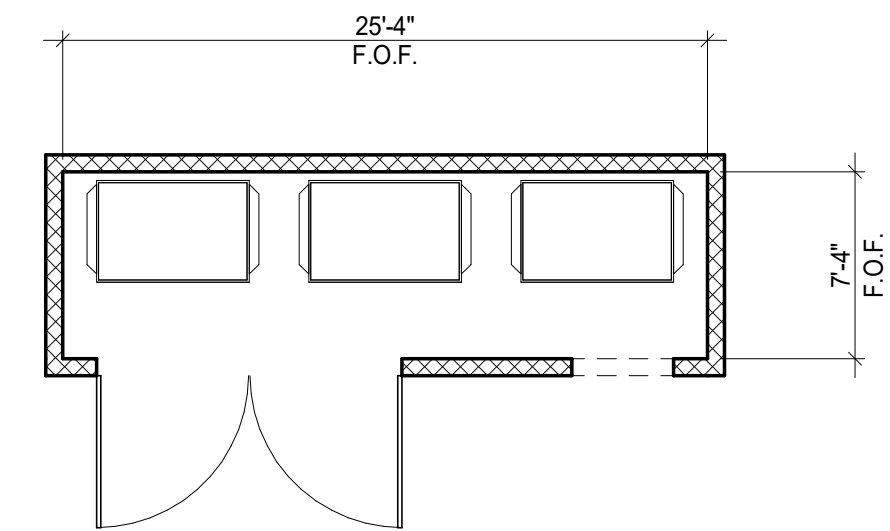
③ RIGHT  
1/8" = 1'-0"



④ FRONT  
1/8" = 1'-0"



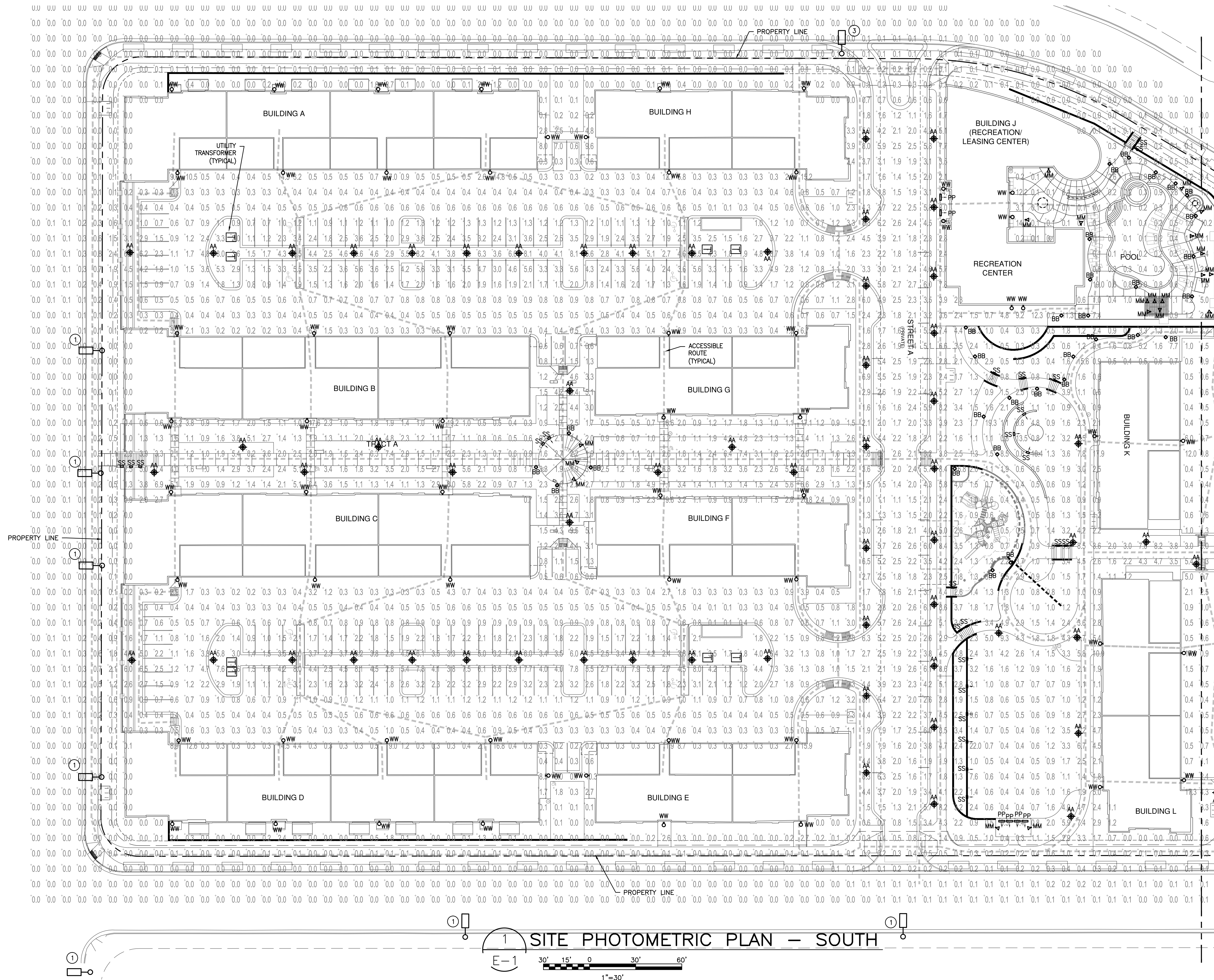
② REAR  
1/8" = 1'-0"



① FLOOR PLAN  
1/8" = 1'-0"



# ILIFF STATION SITE PHOTOMETRIC PLAN - SOUTH



## SDP LIGHTING GENERAL NOTES:

1. ALL SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL (ON/OFF). PHOTO SENSORS TO BE LOCATED AT POWER SOURCE / BUILDING SERVING LUMINAIRES.

## DRAWING NOTES:

- 1 EXISTING PUBLIC STREET LIGHT TO REMAIN.
- 2 NEW PUBLIC STREET LIGHT.
- 3 EXISTING PUBLIC STREET LIGHT TO BE RELOCATED.

| Statistics               | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min | Avg/Max |
|--------------------------|--------|--------|---------|--------|---------|---------|---------|
| Overall site 02.12.16    | +      | 1.6 fc | 22.0 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| PARKING MIDDLE           | +      | 2.1 fc | 20.3 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| PARKING SE               | +      | 1.6 fc | 15.4 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| PARKING SW               | +      | 1.7 fc | 14.9 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| SO MIDDLE PARKING        | +      | 2.0 fc | 17.5 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| SPINE NORTH & PARK       | +      | 2.6 fc | 21.3 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| SPINE SOUTH              | +      | 2.6 fc | 21.7 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| STREET A                 | +      | 3.0 fc | 13.8 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| STREET B                 | +      | 2.9 fc | 20.5 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| STREET C & NORTH PARKING | +      | 2.4 fc | 21.6 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |

811

Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
143 UNIVERSITY DRIVE, SUITE 700  
LAKEWOOD, CO 80226  
303.462.1100



W 1/2 OF THE SW 1/4 OF SECTION 30  
TOWN 4 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

STEELWAVE, LLC  
ILIFF STATION APARTMENTS  
LOT 1, BLOCK 2,  
SOUTHEAST CROSSING

DATE 03-04-2016

SP TECH #1

| REVISIONS      |
|----------------|
| SCALE AS SHOWN |
| DR. ALF CH.    |
| P.M. TK        |
| BOOK           |
| JOB 14102      |
| SHEET NO. E-1  |



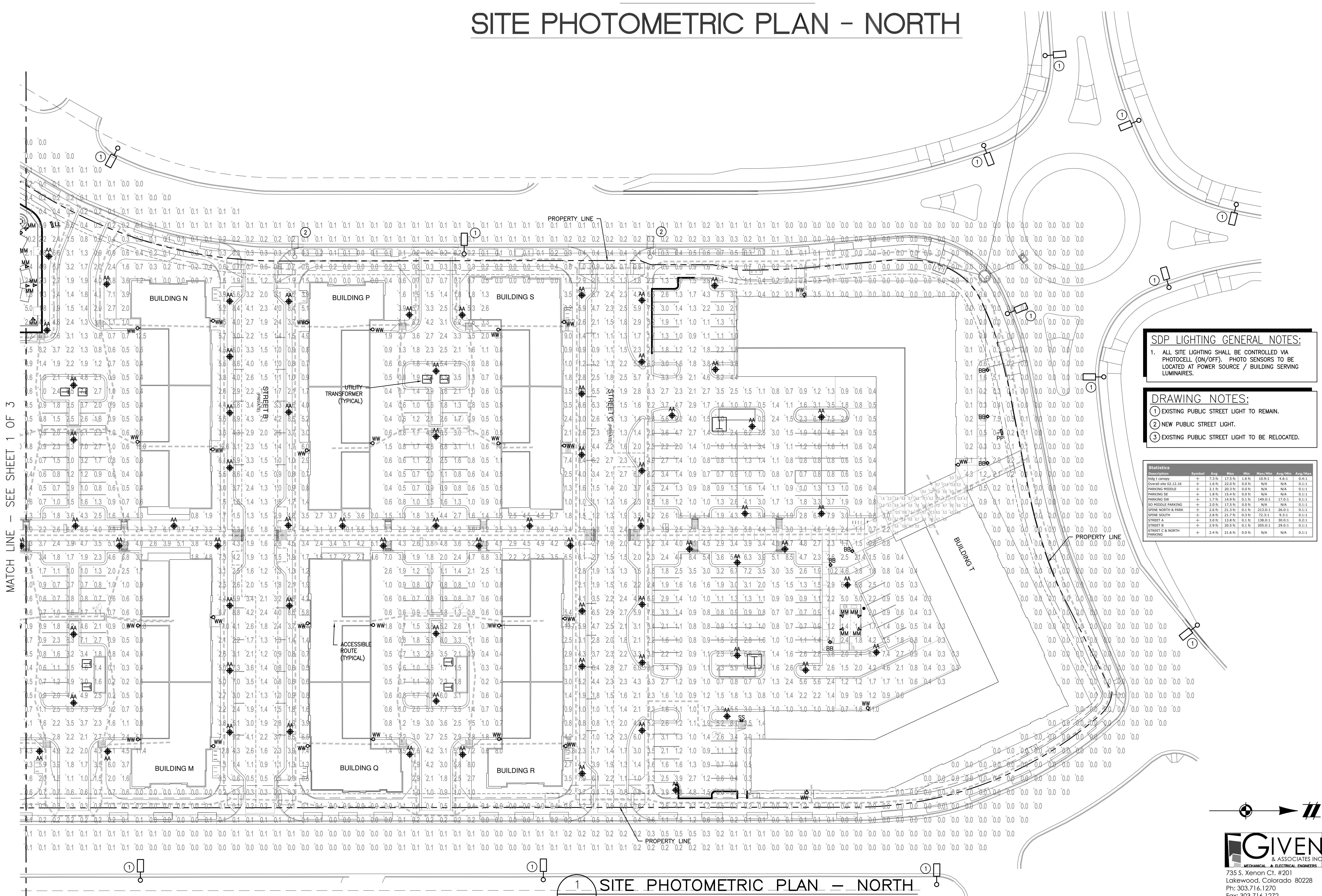
735 S. Xenon Ct. #201  
Lakewood, Colorado 80228  
Ph: 303.716.1270  
Fax: 303.716.1272  
[www.givenandassociates.com](http://www.givenandassociates.com)  
Project # 15082



G:\JULIUS STATION APARTMENTS\CONSTRUCTION\ELECTRICAL\STATION 1 OF 3.dwg 3/2/2016 4:24 AM ALAN

MATCH LINE - SEE SHEET 1 OF 3

# ILIFF STATION SITE PHOTOMETRIC PLAN - NORTH



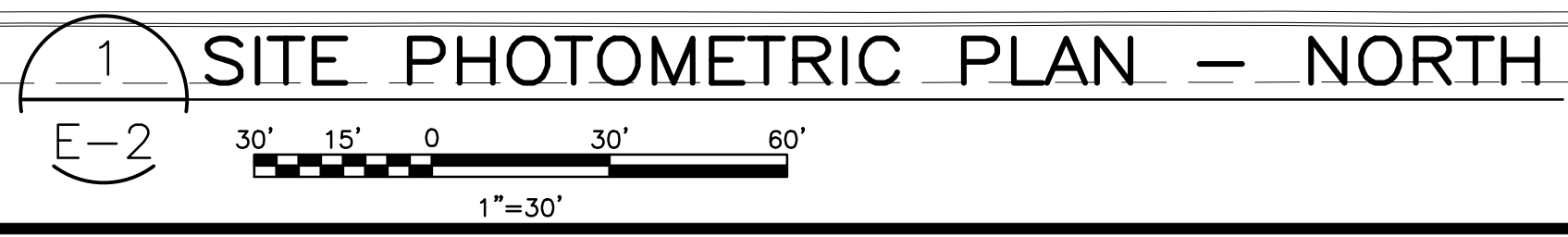
**SDP LIGHTING GENERAL NOTES:**

1. ALL SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL (ON/OFF). PHOTO SENSORS TO BE LOCATED AT POWER SOURCE / BUILDING SERVING LUMINAIRES.

**DRAWING NOTES:**

- 1 EXISTING PUBLIC STREET LIGHT TO REMAIN.
- 2 NEW PUBLIC STREET LIGHT.
- 3 EXISTING PUBLIC STREET LIGHT TO BE RELOCATED.

| Statistics               |        |        |         |        |         |         |         |
|--------------------------|--------|--------|---------|--------|---------|---------|---------|
| Description              | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min | Avg/Max |
| High Canyon              | +      | 7.3 fc | 17.5 fc | 1.6 fc | 10.9:1  | 4.6:1   | 0.4:1   |
| Overall site 02.12.16    | +      | 1.6 fc | 22.0 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| Parking Middle           | +      | 2.1 fc | 20.3 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| Parking SE               | +      | 1.8 fc | 15.4 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| Parking SW               | +      | 1.7 fc | 14.9 fc | 0.1 fc | 149.0:1 | 17.0:1  | 0.1:1   |
| SD Middle Parking        | +      | 2.0 fc | 17.5 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |
| SPINE NORTH & PARK       | +      | 2.4 fc | 21.3 fc | 0.1 fc | 213.0:1 | 26.0:1  | 0.1:1   |
| SPINE SOUTH              | +      | 2.4 fc | 21.7 fc | 0.3 fc | 72.3:1  | 9.3:1   | 0.1:1   |
| STREET A                 | +      | 3.0 fc | 13.8 fc | 0.1 fc | 138.0:1 | 30.0:1  | 0.2:1   |
| STREET B                 | +      | 2.9 fc | 20.5 fc | 0.1 fc | 205.0:1 | 28.0:1  | 0.1:1   |
| STREET C & NORTH PARKING | +      | 2.4 fc | 21.6 fc | 0.0 fc | N/A     | N/A     | 0.1:1   |



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MECHANICAL & ELECTRICAL ENGINEERS  
735 S. Xenon Ct. #201  
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Ph: 303.716.1270  
Fax: 303.716.1272  
www.givenandassociates.com  
Project # 15082

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Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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303.462.1100

W 1/2 OF THE SW 1/4 OF SECTION 30  
TOWN 4 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

CLIENT: STEELWAVE, LLC  
PROJECT: ILIFF STATION APARTMENTS LOT 1, BLOCK 2, SOUTHEAST CROSSING

DATE: 03-04-2016  
BY: SP TECH #1

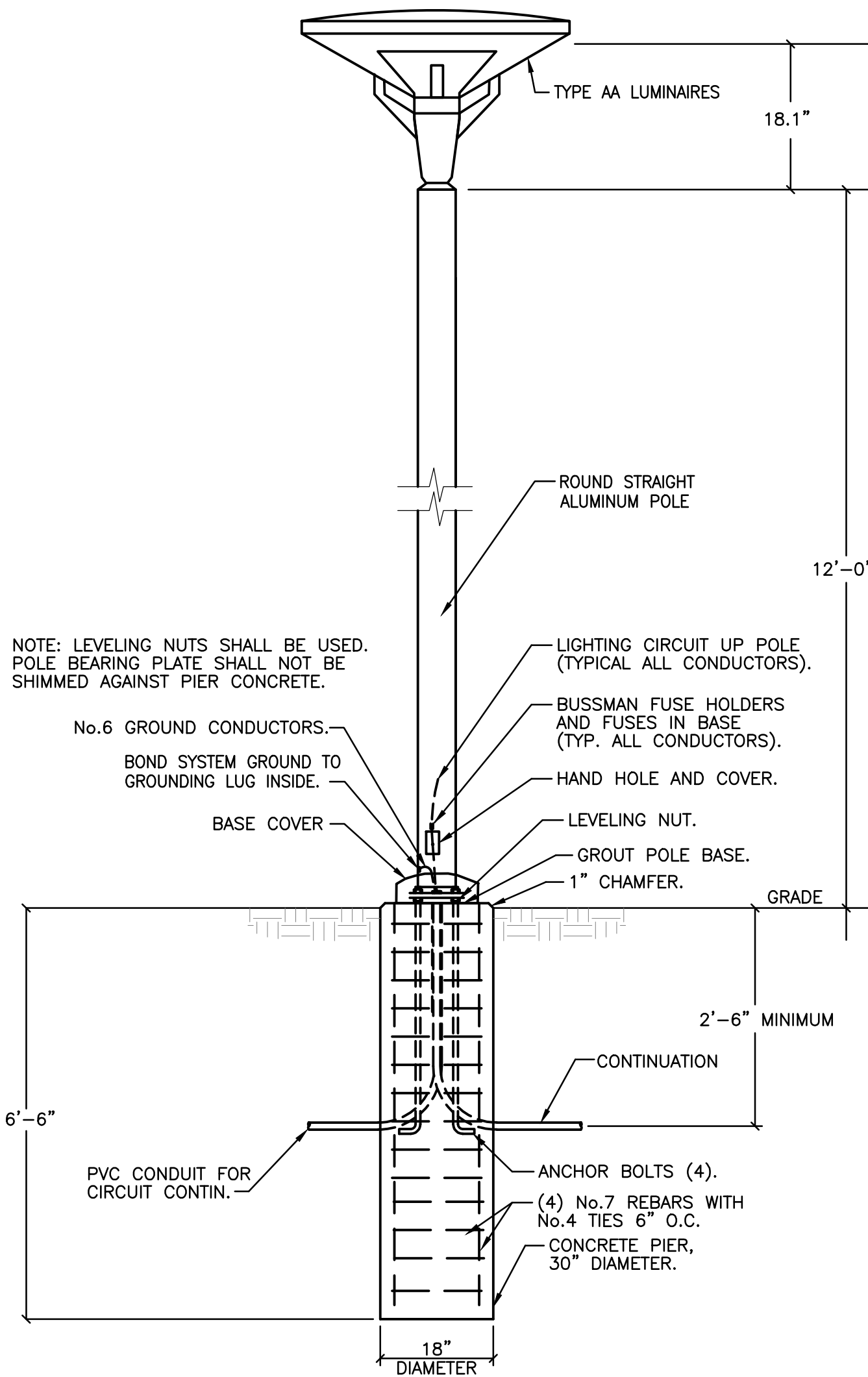
REVISIONS  
SCALE: AS SHOWN

DR. ALF CH.  
P.M. TK  
BOOK  
JOB: 14,102  
SHEET NO. E-2

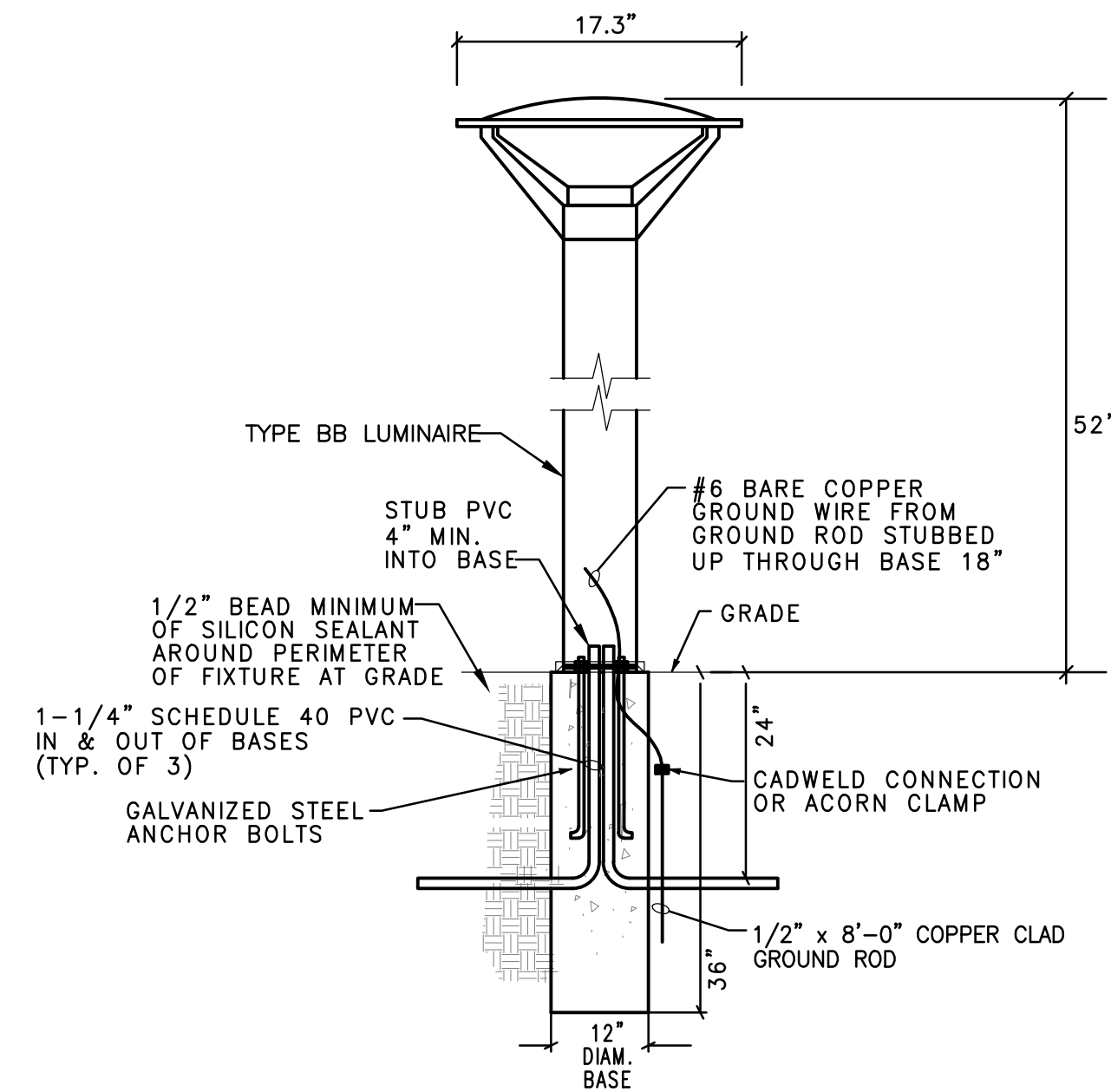
CAD FILE: E-STEDING



# ILIFF STATION SITE LIGHTING CUT SHEETS



1 POLE BASE DETAIL  
E-3 N.T.S.



2 BOLLARD BASE DETAIL  
E-3 N.T.S.

**TYPE AA**

### Kipp Post

KIP-LED-V3-SURGE-PROT

**PRODUCT SPECIFICATION**

**Product description**

**Design:** Affixed luminaire

**Concept:** The fixture emits symmetrical light directed downwards. The angle of the internal diffuser, together with the slightly curved top shade, ensures a wide band of glare-free, uniform lighting.

**Finish:** Black or natural painted aluminum, powder coated

**Material:** Diffuser: Injection molded white cast acrylic. Top shade: Black or white, injection molded ASA. Endcap: Injection molded U.V. stabilized clear polycarbonate. Frame: Die cast aluminum. Post: Extruded aluminum. Base plate: Die cast aluminum.

**Mounting:** Post top. Mounted on steel round aluminum (DMS) or round straight aluminum (RSM) pole.

**Weight:** Max. 25 lbs.

**Label:** cULus, Wet location, BEER.

| Product Code | Light source                 | Output   | Beam | Electric shock protect | Transition to pole |
|--------------|------------------------------|----------|------|------------------------|--------------------|
| KIP-1        | 1x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-2        | 2x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-3        | 3x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-4        | 4x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |

**Specifications & notes:**

- 1. All LED light sources with 120-277V input are only available with 120-277V output.
- 2. Transition to pole: 100-277V to 120-277V.
- 3. Transition to pole: 120-277V to 120-277V.
- 4. Consult factory for product applications for Photo Sensor and Wireless Control systems.

**LOUIS POULSEN** Louis Poulsen Lighting | 3300 Marlin Parkway | Ft. Collins, CO 80504 | (970) 226-3221 | Fax: (970) 226-3222 | loulispoulsen.com

**TYPE MM**

### Euro Wall Spot PURE LED

Cat. NO EWSL

**PURE LED Pure Performance**

**Product description**

**Design:** Affixed luminaire

**Concept:** The fixture emits symmetrical light directed downwards. The angle of the internal diffuser, together with the slightly curved top shade, ensures a wide band of glare-free, uniform lighting.

**Finish:** Black or natural painted aluminum, powder coated

**Material:** Diffuser: Injection molded white cast acrylic. Top shade: Black or white, injection molded ASA. Endcap: Injection molded U.V. stabilized clear polycarbonate. Frame: Die cast aluminum. Post: Extruded aluminum. Base plate: Die cast aluminum.

**Mounting:** Post top. Mounted on steel round aluminum (DMS) or round straight aluminum (RSM) pole.

**Weight:** Max. 25 lbs.

**Label:** cULus, Wet location, BEER.

| Product Code | Light source                 | Output   | Beam | Electric shock protect | Transition to pole |
|--------------|------------------------------|----------|------|------------------------|--------------------|
| KIP-1        | 1x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-2        | 2x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-3        | 3x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-4        | 4x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |

**Specifications & notes:**

- 1. All LED light sources with 120-277V input are only available with 120-277V output.
- 2. Transition to pole: 100-277V to 120-277V.
- 3. Transition to pole: 120-277V to 120-277V.
- 4. Consult factory for product applications for Photo Sensor and Wireless Control systems.

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**TYPE BB**

### Kipp Bollard

KIP-LED

**PRODUCT SPECIFICATION**

**Product description**

**Design:** Affixed luminaire

**Concept:** The fixture emits symmetrical light directed downwards. The angle of the internal diffuser, together with the slightly curved top shade and the angle of the inner post diffuser ensures a wide band of glare-free, uniform lighting.

**Finish:** Black or natural painted aluminum, powder coated

**Material:** Diffuser: Injection molded white cast acrylic. Top shade: Black or white, injection molded ASA. Endcap: Injection molded U.V. stabilized clear polycarbonate. Frame: Die cast aluminum. Post: Extruded aluminum. Base plate: Die cast aluminum.

**Mounting:** Post top. Mounted on steel round aluminum (DMS) or round straight aluminum (RSM) pole.

**Weight:** Max. 41 lbs.

**Label:** cULus, Wet location, BEER.

| Product Code | Light source                 | Output   | Beam | Electric shock protect | Transition to pole |
|--------------|------------------------------|----------|------|------------------------|--------------------|
| KIP-1        | 1x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-2        | 2x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-3        | 3x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-4        | 4x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |

**Specifications & notes:**

- 1. All LED light sources with 120-277V input are only available with 120-277V output.
- 2. Transition to pole: 100-277V to 120-277V.
- 3. Transition to pole: 120-277V to 120-277V.
- 4. Consult factory for product applications for Photo Sensor and Wireless Control systems.

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**TYPE CC**

### PERFORMANCE IN LIGHTING

Q-CEILING CODE 070138

**Product description**

**Design:** Affixed luminaire

**Concept:** The fixture emits symmetrical light directed downwards. The angle of the internal diffuser, together with the slightly curved top shade and the angle of the inner post diffuser ensures a wide band of glare-free, uniform lighting.

**Finish:** Black or natural painted aluminum, powder coated

**Material:** Diffuser: Injection molded white cast acrylic. Top shade: Black or white, injection molded ASA. Endcap: Injection molded U.V. stabilized clear polycarbonate. Frame: Die cast aluminum. Post: Extruded aluminum. Base plate: Die cast aluminum.

**Mounting:** Post top. Mounted on steel round aluminum (DMS) or round straight aluminum (RSM) pole.

**Weight:** Max. 41 lbs.

**Label:** cULus, Wet location, BEER.

| Product Code | Light source                 | Output   | Beam | Electric shock protect | Transition to pole |
|--------------|------------------------------|----------|------|------------------------|--------------------|
| KIP-1        | 1x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-2        | 2x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-3        | 3x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-4        | 4x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |

**Specifications & notes:**

- 1. All LED light sources with 120-277V input are only available with 120-277V output.
- 2. Transition to pole: 100-277V to 120-277V.
- 3. Transition to pole: 120-277V to 120-277V.
- 4. Consult factory for product applications for Photo Sensor and Wireless Control systems.

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**TYPE LL**

### DC-47840

Decorative Commercial BLN Series LED Linear Sign/Wall Light General Purpose 25W and 50W

**Product description**

**Design:** Affixed luminaire

**Concept:** The fixture emits symmetrical light directed downwards. The angle of the internal diffuser, together with the slightly curved top shade and the angle of the inner post diffuser ensures a wide band of glare-free, uniform lighting.

**Finish:** Black or natural painted aluminum, powder coated

**Material:** Diffuser: Injection molded white cast acrylic. Top shade: Black or white, injection molded ASA. Endcap: Injection molded U.V. stabilized clear polycarbonate. Frame: Die cast aluminum. Post: Extruded aluminum. Base plate: Die cast aluminum.

**Mounting:** Post top. Mounted on steel round aluminum (DMS) or round straight aluminum (RSM) pole.

**Weight:** Max. 41 lbs.

**Label:** cULus, Wet location, BEER.

| Product Code | Light source                 | Output   | Beam | Electric shock protect | Transition to pole |
|--------------|------------------------------|----------|------|------------------------|--------------------|
| KIP-1        | 1x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-2        | 2x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-3        | 3x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-4        | 4x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |

**Specifications & notes:**

- 1. All LED light sources with 120-277V input are only available with 120-277V output.
- 2. Transition to pole: 100-277V to 120-277V.
- 3. Transition to pole: 120-277V to 120-277V.
- 4. Consult factory for product applications for Photo Sensor and Wireless Control systems.

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**TYPE PP**

### WAYLIGHT 420 A15/I

CODE: 307543

**Product description**

**Design:** Affixed luminaire

**Concept:** The fixture emits symmetrical light directed downwards. The angle of the internal diffuser, together with the slightly curved top shade and the angle of the inner post diffuser ensures a wide band of glare-free, uniform lighting.

**Finish:** Black or natural painted aluminum, powder coated

**Material:** Diffuser: Injection molded white cast acrylic. Top shade: Black or white, injection molded ASA. Endcap: Injection molded U.V. stabilized clear polycarbonate. Frame: Die cast aluminum. Post: Extruded aluminum. Base plate: Die cast aluminum.

**Mounting:** Post top. Mounted on steel round aluminum (DMS) or round straight aluminum (RSM) pole.

**Weight:** Max. 41 lbs.

**Label:** cULus, Wet location, BEER.

| Product Code | Light source                 | Output   | Beam | Electric shock protect | Transition to pole |
|--------------|------------------------------|----------|------|------------------------|--------------------|
| KIP-1        | 1x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-2        | 2x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-3        | 3x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-4        | 4x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |

**Specifications & notes:**

- 1. All LED light sources with 120-277V input are only available with 120-277V output.
- 2. Transition to pole: 100-277V to 120-277V.
- 3. Transition to pole: 120-277V to 120-277V.
- 4. Consult factory for product applications for Photo Sensor and Wireless Control systems.

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**TYPE SS**

### PERFORMANCE IN LIGHTING

ALU TECH RO CODE 074686

**Product description**

**Design:** Affixed luminaire

**Concept:** The fixture emits symmetrical light directed downwards. The angle of the internal diffuser, together with the slightly curved top shade and the angle of the inner post diffuser ensures a wide band of glare-free, uniform lighting.

**Finish:** Black or natural painted aluminum, powder coated

**Material:** Diffuser: Injection molded white cast acrylic. Top shade: Black or white, injection molded ASA. Endcap: Injection molded U.V. stabilized clear polycarbonate. Frame: Die cast aluminum. Post: Extruded aluminum. Base plate: Die cast aluminum.

**Mounting:** Post top. Mounted on steel round aluminum (DMS) or round straight aluminum (RSM) pole.

**Weight:** Max. 41 lbs.

**Label:** cULus, Wet location, BEER.

| Product Code | Light source                 | Output   | Beam | Electric shock protect | Transition to pole |
|--------------|------------------------------|----------|------|------------------------|--------------------|
| KIP-1        | 1x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-2        | 2x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-3        | 3x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-4        | 4x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |

**Specifications & notes:**

- 1. All LED light sources with 120-277V input are only available with 120-277V output.
- 2. Transition to pole: 100-277V to 120-277V.
- 3. Transition to pole: 120-277V to 120-277V.
- 4. Consult factory for product applications for Photo Sensor and Wireless Control systems.

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**TYPE WW**

### 6" LED CYLINDER LCC6LED

120-277V 0-10V Dimming 1000-1800 Lumens

**Product description**

**Design:** Affixed luminaire

**Concept:** The fixture emits symmetrical light directed downwards. The angle of the internal diffuser, together with the slightly curved top shade and the angle of the inner post diffuser ensures a wide band of glare-free, uniform lighting.

**Finish:** Black or natural painted aluminum, powder coated

**Material:** Diffuser: Injection molded white cast acrylic. Top shade: Black or white, injection molded ASA. Endcap: Injection molded U.V. stabilized clear polycarbonate. Frame: Die cast aluminum. Post: Extruded aluminum. Base plate: Die cast aluminum.

**Mounting:** Post top. Mounted on steel round aluminum (DMS) or round straight aluminum (RSM) pole.

**Weight:** Max. 41 lbs.

**Label:** cULus, Wet location, BEER.

| Product Code | Light source                 | Output   | Beam | Electric shock protect | Transition to pole |
|--------------|------------------------------|----------|------|------------------------|--------------------|
| KIP-1        | 1x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-2        | 2x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-3        | 3x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |
| KIP-4        | 4x 100W LED 14-1/2" 120-277V | 100-277V | N/A  | NOT APPROVED           | 100-277V           |

**Specifications & notes:**

- 1. All LED light sources with 120-277V input are only available with 120-277V output.
- 2. Transition to pole: 100-277V to 120-277V.
- 3. Transition to pole: 120-277V to 120-277V.
- 4. Consult factory for product applications for Photo Sensor and Wireless Control systems.

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| SDP / SITE LUMINAIRE SCHEDULE |                     |                      |  |         |              |               |             |      |   |
|-------------------------------|---------------------|----------------------|--|---------|--------------|---------------|-------------|------|---|
| PLAN MARK                     | MOUNTING            | DESCRIPTION          | MANUFACTURER AND CATALOG NUMBER  | VOLTAGE | NO. OF LAMPS | LAMP TYPE     | LAMP LUMENS | QTY. | REMARKS   |
| AA                            | POST TOP            | POST TOP AREA LIGHT  | LOUIS POULSEN - KIPP POST  | 120-277 | 1            | 4W LED 4000K  | 3017        | 128  | FINISH PER CIVIL/ARCHITECT WITH SURGE PROTECTOR |
|                               | FOUNDATION IN GRADE | 12" FOUNDATION LIGHT | LOUIS POULSEN - ROUND STRAIGHT ALUMINUM 100001302 WITH T-RSA-4.5" TRANSITION | -       | -            | -             | -           | 128  | FINISH PER CIVIL/ARCHITECT                      |
| BB                            | FOUNDATION IN GRADE | BOLLARD              | LOUIS POULSEN - KIPP BOLLARD 58479013  | 120-277 | 1            | 30W LED 4000K | 1530        | 37   | FINISH PER CIVIL/ARCHITECT                      |
| CC                            | CEILING SURFACE     | 5" SQUARE CYLINDER   | PERFORMANCE IN LIGHTING - Q-CEILING 070138                                   | 120-277 | 1            | 30W LED 4000K | 2465        | 6    | 4000K   |
| LL                            | STEM                | 4" LINEAR SIGN LIGHT | PHILIPS DAY-BRITE BLN-SOW-L-U-4.5"-BLST-12-BLWB6                             | 120-277 | 1            | 50W LED 4000K | 1900        | 1    | COLOR TBD                                       |
| MM                            | TO WALL             | LANDSCAPE SPOT LIGHT | HUNZA - EURO WALL SPOT PURE LED EWS/L-RU-38-4-EURF                           | 120/12  | 1            | 5W 4000K      | 340         | 24   | COLOR TBD                                       |
| PP                            | IN-GRADE            | LED PATH LIGHT       | PERFORMANCE IN LIGHTING - WAYLIGHT 420 A15/I 307543                          | 120-277 | 1            | 14W LED 4000K | 903         | 16   | ASYMETRIC WIDE REFLECTOR                        |
| SS                            | RECESSED WALL       | WALL LIGHT           | PERFORMANCE IN LIGHTING - ALU TECH RO 074686                                 | 120-277 | 1            | 11W LED 4000K | 421         | 25   | MOUNTING HEIGHT TBD                             |
| WW                            | WALL                | 6" DIAMETER CYLINDER | PRESCOLITE LCC6LED-W-18L-40K-8-11-WFL45-W-CB-WC                              | 120/208 | 1            | 25W LED 1800  | 88          | 88   | 4000K   |

NOTES:  
1. VERIFY FIXTURE COLOR WITH OWNER / ARCHITECT PRIOR TO ORDERING.  
2. ALL SITE LIGHTING FIXTURES TO BE 4000K.

**GIVEN & ASSOCIATES INC.**  
MECHANICAL & ELECTRICAL ENGINEERS

735 S. Xenon Ct. #201  
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Project # 15082

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Call before you dig.

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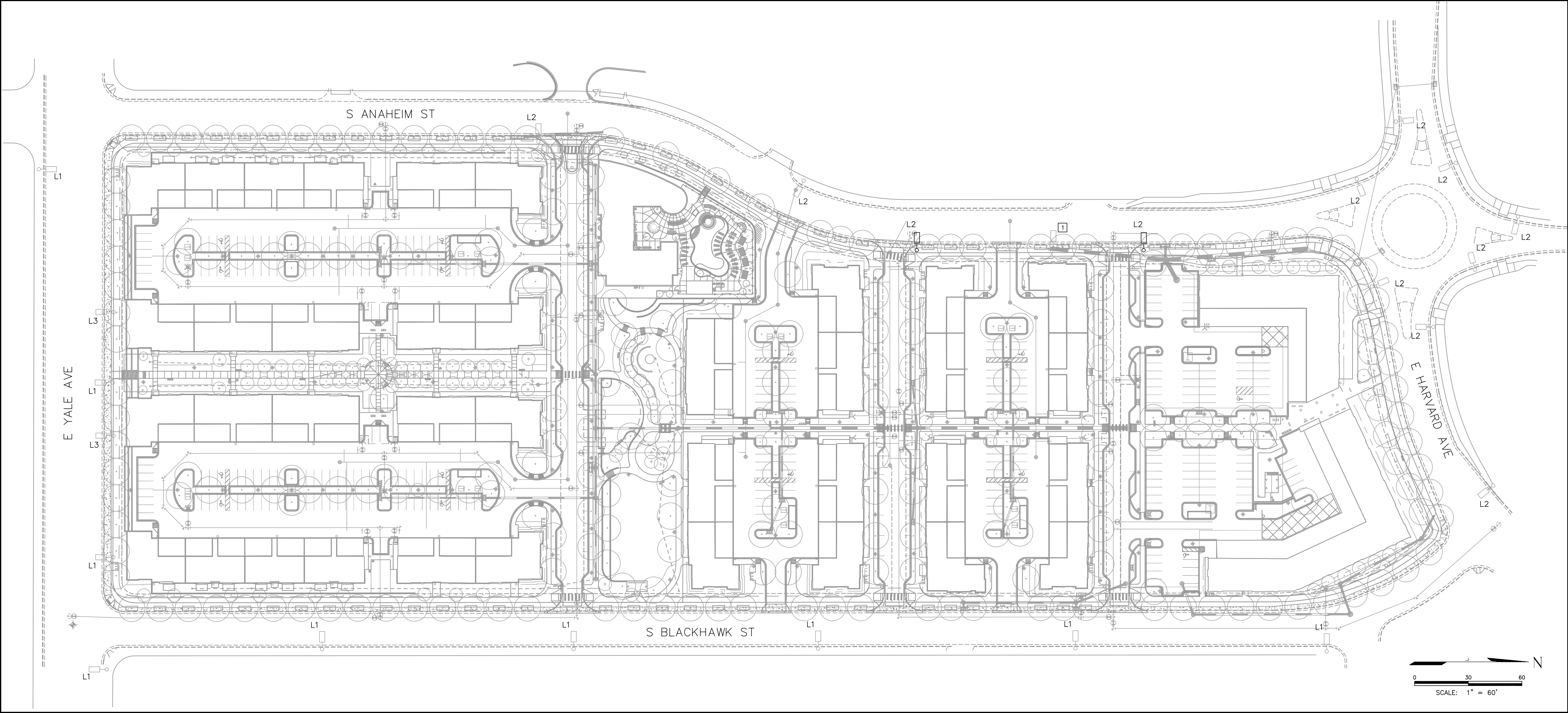
W 1/2 OF THE SW 1/4 OF SECTION 30  
TOWN 4 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

STEELWAVE, LLC  
ILIFF STATION APARTMENTS  
LOT 1, BLOCK 2,  
SOUTHEAST CROSSING

DATE 03-04-2016  
SCALE AS SHOWN  
REVISIONS  
DR. ALF CH.  
P.M. TK  
BOOK  
JOB 14.102  
SHEET NO. E-3




ILIFF STATION STREET LIGHTS



GENERAL NOTES:  
EXISTING LIGHTS  
SHOWN FOR  
REFERENCE ONLY.

KEY NOTES:  
[1] RELOCATE EXISTING  
STREET LIGHT.

| SITE |  |   |                 |         |          |                               |                          |
|------|--|---|-----------------|---------|----------|-------------------------------|--------------------------|
| Type | Lamp   | Description   | Finish          | Voltage | Mounting | Location                      | Comments                 |
| L1   | 250 WATT HIGH PRESSURE SODIUM BY XCEL ENERGY | 30' GALVANIZED STEEL POLE, 6' ARM, COBRAHEAD LUMINAIRE BY XCEL ENERGY | GALVANIZED POLE | 120     | 30' POLE | E YALE AVE<br>S BLACKHAWK ST  | INSTALLED BY XCEL ENERGY |
| L2   | 175 WATT HIGH PRESSURE SODIUM BY XCEL ENERGY | 30' BLACK STEEL POLE, RECTILINEAR LUMINAIRE BY XCEL ENERGY            | BLACK           | 120     | 30' POLE | S ANAHEIM ST<br>E HARVARD AVE | INSTALLED BY XCEL ENERGY |
| L3   | 50 WATT HIGH PRESSURE SODIUM BY XCEL ENERGY  | 12' BROWN POLE, GLOBE LUMINAIRE BY XCEL ENERGY                        | BROWN           | 120     | 12' POLE | E YALE AVE<br>E HARVARD AVE   | INSTALLED BY XCEL ENERGY |




Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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303.462.1100

CLIENT

STEELWAVE, LLC  
ILIFF STATION APARTMENTS  
LOT 1, BLOCK 2,  
SOUTHEAST CROSSING


W 1/2 OF THE SW 1/4 OF SECTION 30  
TOWN 4 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

DATE

03-04-2016

SP. TECH. #3

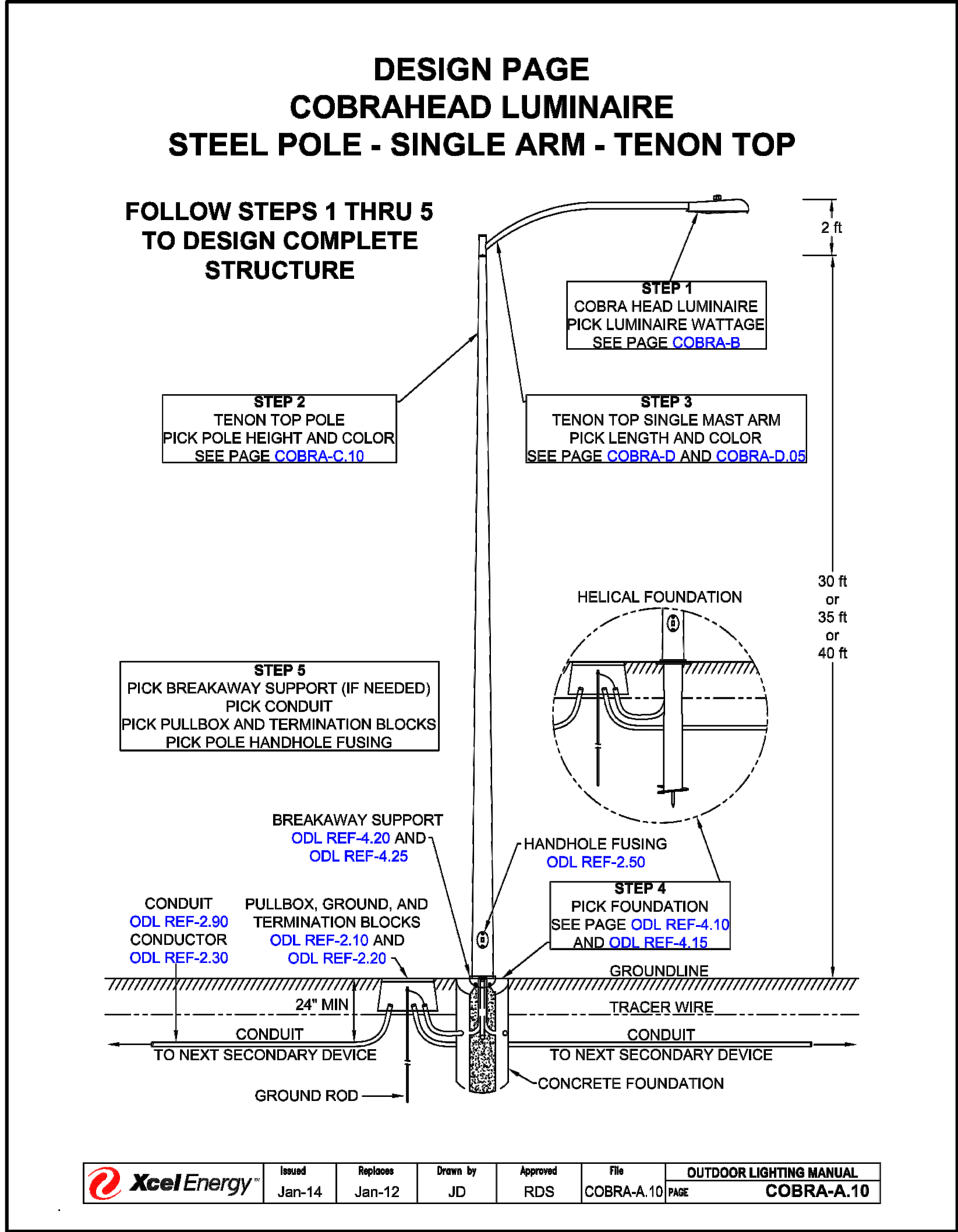
REVISIONS

| SCALE | AS SHOWN  |
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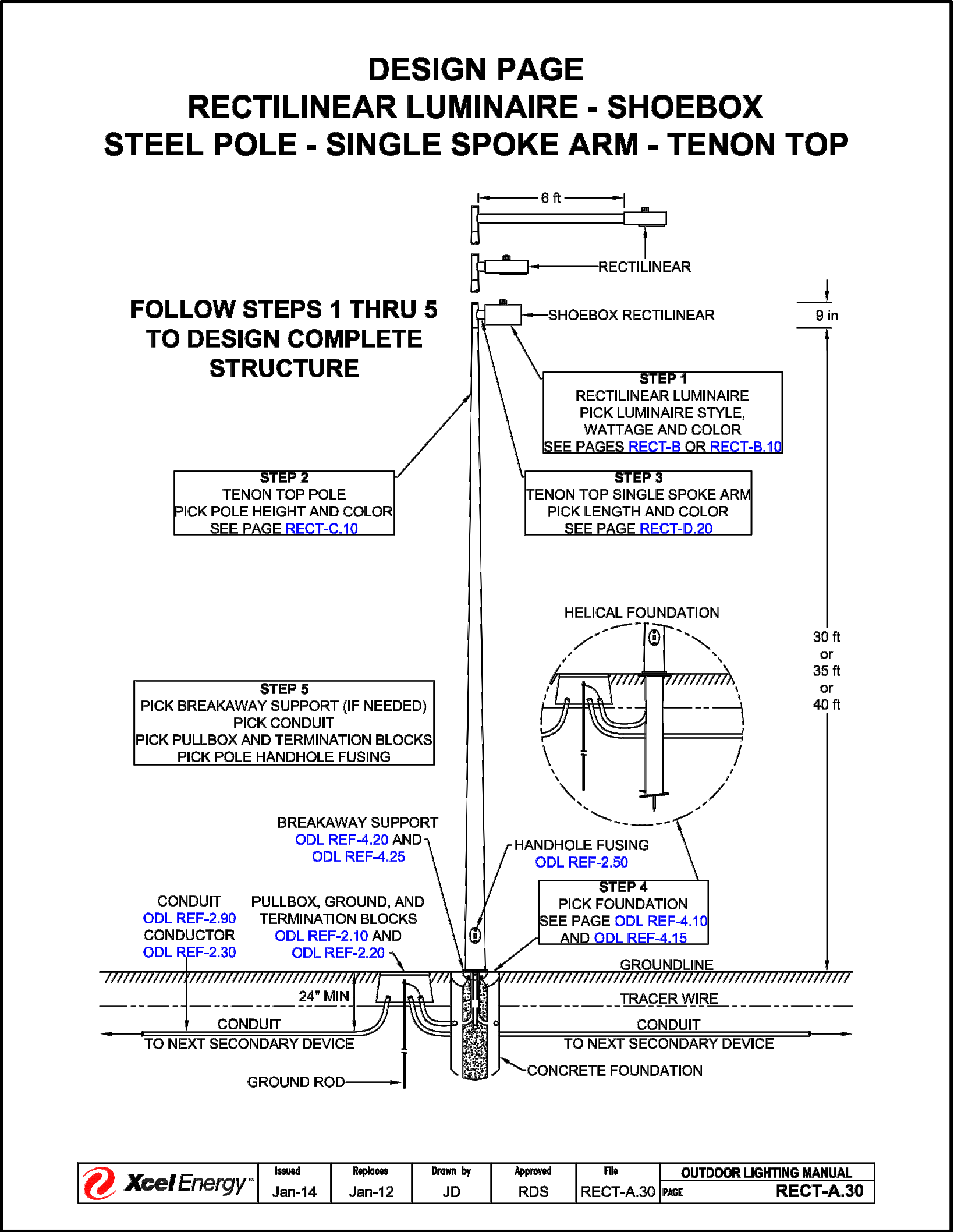
|           |        |
|-----------|--------|
| DR.       | CH.    |
| P.M.      | JK     |
| BOOK      | --     |
| JOB       | 14.102 |
| SHEET NO. | E-4    |



ILIFF STATION STREET LIGHTS



FIXTURE L1



FIXTURE L2

811

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|                                   |                             |   |  |
|-----------------------------------|-----------------------------|---|--|
| W 1/2 OF THE SW 1/4 OF SECTION 30 | TOWN 4 SOUTH, RANGE 66 WEST | OF THE SIXTH PRINCIPAL MERIDIAN                                   | CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO |
| CLIENT                            | STEELWAVE, LLC              | ILIFF STATION APARTMENTS<br>LOT 1, BLOCK 2,<br>SOUTHEAST CROSSING |  |

|              |            |
|--------------|------------|
| DATE         | 03-04-2016 |
| SP. TECH. #3 |            |
| REVISIONS    |            |
| SCALE        | AS SHOWN   |
| DR.          | CH.        |
| P.M.         | JK         |
| BOOK         | --         |
| JOB          | 14.102     |
| SHEET NO.    | E-5        |