

GENERAL LANDSCAPE NOTES

1. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE SITE, OR AS SPECIFIED IN A SUBDIVISION IMPROVEMENT AGREEMENT OR IMPROVEMENT AGREEMENT. IF COMPLETION IS DELAYED BY WEATHER, THE OWNER OR ASSIGNS SHALL PROVIDE AN ITEMIZED LIST AND PLAN WITH A COST ESTIMATE OF ALL OUTSTANDING LANDSCAPING ALONG WITH A FINANCIAL SECURITY, ACCEPTABLE BY BROOMFIELD, TO GUARANTEE COMPLETION OF THE OUTSTANDING PRIVATE LANDSCAPE WORK TO THE CITY AND COUNTY OF BROOMFIELD.
2. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 6" - 14 GAUGE BLACK, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS . EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
3. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, ROCK MULCH (1/2" - 1" RIVER ROCK) OR WOOD MULCH (GORILLA HAIR CEDAR MULCH) OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. REFER TO PLANS FOR MATERIAL LOCATIONS. ALL GROUNDCOVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH WOOD MULCH (GORILLA HAIR CEDAR MULCH). NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
4. PUBLIC IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH BROOMFIELD'S ENGINEERING STANDARDS AND SPECIFICATIONS AT THE CONSTRUCTION DOCUMENT STAGE.
5. AIR CONDITIONERS, ELECTRICAL PANELS AND SIMILAR ITEMS ARE TO BE SCREENED WITH LANDSCAPE WHEREVER POSSIBLE.
6. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION OF APPROVAL AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THE NUMBER AND GENERAL SIZE OF MATERIALS SHALL REMAIN EQUIVALENT.
7. ALL SITE FURNISHINGS/BIKE RACKS TO BE OWNED AND MAINTAINED BY THE BASELINE METROPOLITAN DISTRICT OR BY PRIVATE ENTITIES AND WILL BE INSTALLED PER METRO DISTRICT AND MANUFACTURER'S SPECIFICATIONS.
8. ALL LANDSCAPING WILL BE IRRIGATED.
9. ALL PUBLIC LANDSCAPING AND IRRIGATION WILL COMPLY WITH BROOMFIELD STANDARDS AND SPECIFICATIONS.
10. LANDSCAPING SHALL COMPLY WITH SIGHT TRIANGLES AT INTERSECTIONS, PER BROOMFIELD'S STANDARDS AND SPECIFICATIONS. SEE LIGHT LINE TRIANGLES ON PLANS. PROVIDE ADEQUATE SIGHT DISTANCE AT ROADWAY INTERSECTIONS, CROSSINGS, AND PARKING AREAS BY KEEPING ALL BUSHES AND SHRUBS AT A HEIGHT OF 3 1/2 FEET OR LOWER ABOVE PAVEMENT SURFACE AND TRIM ALL TREES AND HANGING BRANCHES TO A MINIMUM HEIGHT OF 8 FEET ABOVE THE PAVEMENT SURFACE. NO PLANT MATERIAL, OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS OR OTHER TRAFFIC CONTROL DEVICES. REFER TO BROOMFIELD STANDARDS AND SPECIFICATIONS DRAWING 700-8.

IRRIGATION NOTES

1. IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CONSTRUCTION DOCUMENTS PACKAGE BUT WILL NOT BE INCLUDED IN THIS SUBMITTAL.

PBSI NATIVE PRAIRIE SEED MIX

 IRRIGATED	BY PAWNEE BUTTES SEED INC., OR APPROVED EQUAL		
	COMMON NAME	BOTANICAL NAME	MIN. 10 PLS/ACRE
	GREEN NEEDLEGRASS	NASSELLA VIRIDULA	
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	
	BUFFALOGRASS	BOUTELOUA DACTYLOIDES	
	BLUE GRAMA	BOUTELOUA GRACILIS	
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	
	SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	

AMENITY SCHEDULE						
DTL	DESCRIPTION	MANUFACTURER	SIZE / DIMENSIONS	PRODUCT NAME	COLOR / FINISH	NOTES
1 LP-108	BIKE RACK	LANDSCAPE FORMS	14" DEPTH X 36" LENGTH X 31" HEIGHT	LOOP BIKE RACK	POLYESTER POWDERCOATED STEEL FINISH	SURFACE MOUNT. REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
4 LP-108	CAFE TABLE & CHAIRS	LANDSCAPE FORMS	98" DIAMETER X 33" TUBING, 2" STEEL TUBING	4 SEATS HOOP CAROUSEL TABLE	CATENA STAINLESS STEEL TABLE TOP, POLYESTER POWDERCOAT STEEL SEATING FINISH	SURFACE MOUNT. REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
5 LP-108	BENCH	LANDSCAPE FORMS	20" DEPTH X 59" LENGTH X 31" HEIGHT	NEOCOMBO BENCH	ANODIZED ALUMINUM FINISH	SURFACE MOUNT. REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
3 LP-108	TRASH & RECYCLING	LANDSCAPE FORMS	25" WIDTH X 40" HEIGHT - 30 GAL.	SCARBOROUGH LITTER + RECYCLING RECEPTACLE	POLYESTER POWDERCOATED STEEL FINISH	SURFACE MOUNT. REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
2 LP-108	ASH URN	LANDSCAPE FORMS	5" WIDTH X 36" HEIGHT X 1 GAL.	HUMO ASH URN	STAINLESS STEEL FINISH	SURFACE MOUNT. REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)						
ITEM	DESCRIPTION	MANUFACTURER	SIZE / DIMENSIONS	PRODUCT NAME	COLOR / FINISH	NOTES
	WOOD MULCH	PIONEER SAND OR APPROVED EQUAL	CUSTOM	GORILLA HAIR CEDAR MULCH	GORILLA HAIR CEDAR MULCH	REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION. 3" DEPTH
	STEEL EDGER	RYERSON OR APPROVED EQUAL	6" x 14 GAUGE	INTERLOCKING, ROLLED TOP EDGER	BROWN	REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
	DRYLAND SEED MIX	ARKANSAS VALLEY SEED CO.	REFER TO MANUFACTURER SPECIFICATIONS	CUSTOM; SEE DRYLAND SEED MIX CHART (THIS SHEET)	N/A	REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
	CRUSHER FINES	PIONEER SAND OR APPROVED EQUAL	3/8"	SQUEEGE - SOUTHERN COLORADO	SOUTHERN COLORADO	REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	AC GR	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2" CAL.	12
	CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2" CAL.	19
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL.	16
	GY DI	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL.	17
	QU MA	QUERCUS MACROCARPA	BURR OAK	B & B	2" CAL.	12
	QU RO	QUERCUS ROBUR	ENGLISH OAK	B & B	2" CAL.	20
	UL PR	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2" CAL.	14
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	AB CO	ABIES CONCOLOR	WHITE FIR	B & B	6' HEIGHT	6
	PI GL	PICEA PUNGENS 'GLAUCA'	COLORADO SPRUCE	B & B	6' HEIGHT	5
	PI ED	PINUS EDULIS	PINON PINE	B & B	6' HEIGHT	16
	PI HE	PINUS HELDREICHII	BOSNIAN PINE	B & B	6' HEIGHT	26
	PI NI	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6' HEIGHT	5
	PI PO	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HEIGHT	38
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	AC HW	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	1.5"CAL	3
	AM AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6' CLUMP	17

OWNER:

LAPOUR
C/O KARI LAURENT
5525 S DECATUR BLVD, SUITE 101
LAS VEGAS, NV 89118
702.222.3022

NOT FOR
CONSTRUCTION

DATE:
07.07.23 CD-01

SHEET TITLE:

LANDSCAPE
SCHEDULE



LP-002

DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
⊕	AM AL	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	12
◦	AM LE	AMORPHA CANESCENS	LEADPLANT	CONT.	#5	60
•	AR LS	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	LOW SCAPE MOUND BLACK CHOKEBERRY	CONT.	#5	60
⊙	AR FI	ARTEMISIA FILIFOLIA	SAND SAGEBRUSH	CONT.	#5	16
•	BE HP	BERBERIS THUNBERGII 'HELMOND PILLAR'	HELMOND PILLAR JAPANESE BARBERRY	CONT.	#5	27
⊕	CH NA	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	CONT.	#5	174
⊕	CO FA	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	CONT.	#5	242
⊕	CO BA	CORNUS SERICEA 'BAILEY'	BAYLEY'S RED TWIG DOGWOOD	CONT.	#5	29
⊕	CO PA	CORYLOPSIS PAUCIFLORA	BUTTERCUP WINTERHAZEL	CONT.	#5	82
⊕	CO PE	COTONEASTER HORIZONTALIS PERPUSILLUS	PERPUSILLUS ROCKSPRAY COTONEASTER	CONT.	#5	5
⊕	FA PA	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5	6
⊙	PE LS	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	187
⊕	PH NI	PHYSOCARPUS OPULIFOLIUS 'MONLO' TM	DIABOLO NINEBARK	CONT.	#5	61
⊕	RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5	12
•	RO FC	ROSA X 'FLOWER CARPET' TM AMBER	FLOWER CARPET AMBER ROSE	CONT.	#5	74
⊕	SP SN	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	CONT.	#5	32
⊕	SY AL	SYRINGA VULGARIS 'ALBA'	WHITE COMMON LILAC	CONT.	#5	14
⊕	SY WE	SYRINGA VULGARIS 'WEDGWOOD BLUE'	WEDGWOOD BLUE LILAC	CONT.	#5	46
EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
⊕	AR PA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	45
⊕	EU GA	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY WINTERCREEPER	CONT.	#5	121
⊕	JU BC	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5	68
•	JU EL	JUNIPERUS HORIZONTALIS 'PANCAKE'	PANCAKE CREEPING JUNIPER	CONT.	#5	111
•	JU ME	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	CONT.	#5	40
⊕	JU MO	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	CONT.	#5	81
⊙	PI SL	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	CONT.	#5	59
⊕	PI AL	PINUS SYLVESTRIS 'ALBYN PROSTRATA'	ALBYN PROSTRATA SCOTCH PINE	CONT.	#5	2
*	YU FI	YUCCA FILAMENTOSA	ADAM'S NEEDLE	CONT.	#5	3

ORNAMENTAL GRASSES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
•	BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#5	527
•	CA KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#5	193
⊙	ER RA	ERIANTHUS RAVENNAE	RAVENNA GRASS	CONT.	#5	148
+	HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5	93
⊕	MI GR	MISCANTHUS SINENSIS 'GROSSE FONTANE'	GROSSE FONTANE EULALIA GRASS	CONT.	#5	192
⊕	MI ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	CONT.	#5	309
•	PA SH	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	CONT.	#5	271
•	PE HA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	#5	262
•	SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#5	164
PERENNIAL VINES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
•	AK QU	AKEBIA QUINATA	CHOCOLATE VINE	CONT.	#5	13
•	CA FL	CAMPISIS RADICANS 'FLAVA'	YELLOW TRUMPET CREEPER	CONT.	#5	52
⊙	HH TH	HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	CONT.	#5	54
⊙	LO HA	LONICERA JAPONICA 'HALLIANA'	HALLS HONEYSUCKLE	CONT.	#5	78
⊙	PO AU	POLYGONUM AUBERTII	SILVER LACE VINE	CONT.	#5	48
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
•	AC PA	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA COMMON YARROW	CONT.	#3	107
⊕	AC MO	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#3	18
•	AQ CA	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	CONT.	#3	30
⊕	CA IN	CALLIRHOE INVOLUCRATA	PURPLE POPPYMALLOW	CONT.	#3	9
•	CE TO	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	CONT.	#3	15
•	EC PU	ECHINACEA PURPUREA	CONEFLOWER	CONT.	#3	108
•	GA AR	GAILLARDIA ARISTATA	BLANKET FLOWER	CONT.	#3	52
+	LA AN	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	CONT.	#3	10
•	LI PU	LIATRIS PUNCATA	DOTTED BLAZING-STAR	CONT.	#3	16

URBAN TRANSIT VILLAGE
FILING NO. 23 CONSTRUCTION DOCUMENTS PLAN
BROOMFIELD, COLORADO

OWNER:
LAPOUR
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5525 S DECATUR BLVD, SUITE 101
LAS VEGAS, NV 89118
702.222.3022

NOT FOR
CONSTRUCTION

DATE:
07.07.23 CD-01

SHEET TITLE:

OVERALL
LANDSCAPE PLAN

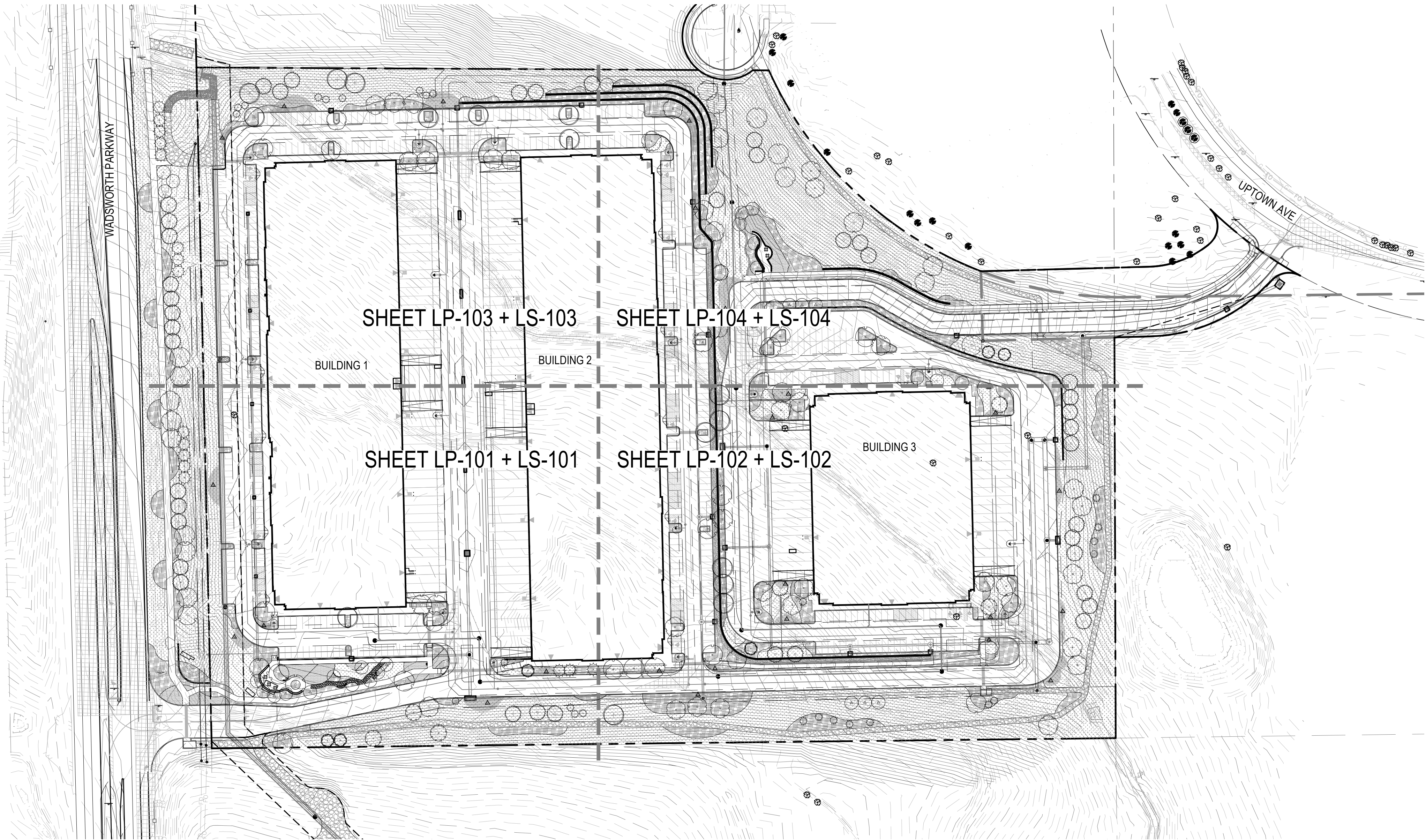
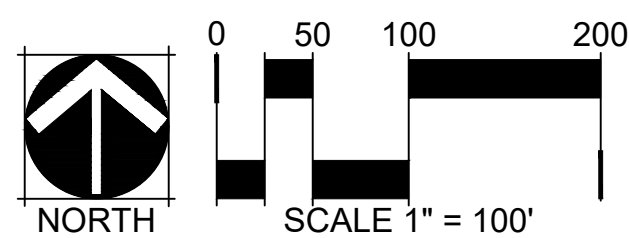
LP-100

LEGEND

RIGHT-OF-WAY / PROPERTY BOUNDARY	
STEEL EDGER	
WOOD MULCH	
DRYLAND SEED MIX	
SOD	
CRUSHER FINES	
DECIDUOUS SHADE TREE	
DECIDUOUS ORNAMENTAL TREE	
EVERGREEN TREE	
SNOW REMOVAL AREA	
SIGHT DISTANCE TRIANGLES	
BIKE STORAGE UNIT	

PARKING LOT ISLAND REQUIREMENT

TOTAL PARKING AREA WITHIN SITE: 394,683 SF.
TOTAL LANDSCAPE AREA WITHIN PARKING AREA AND BETWEEN BUILDINGS / PARKING AREA: 38,284 SF.
9.7% OF TOTAL PARKING LOT AREA SHALL BE LANDSCAPED AREA.



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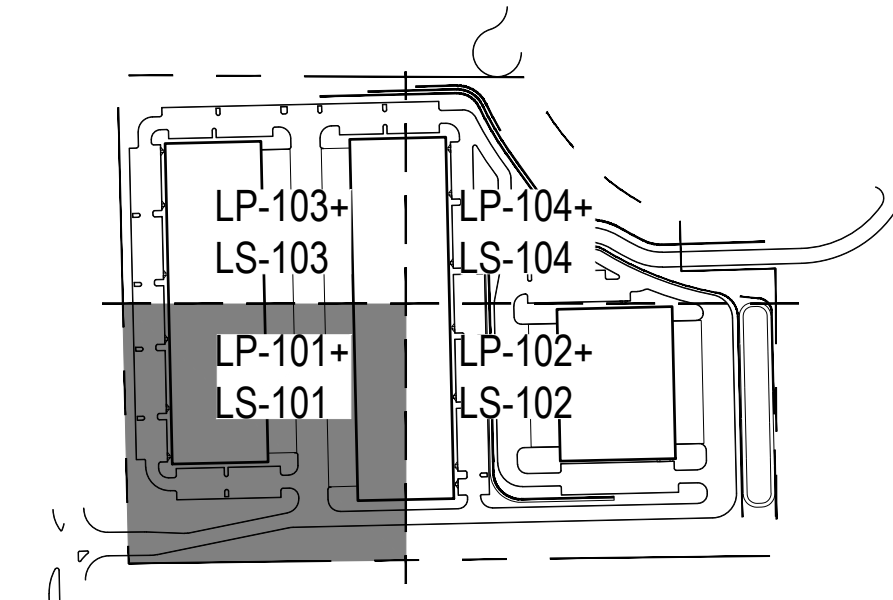
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HARDSCAPE PLAN

LP-101

MATCHLINE SHEET LP-103

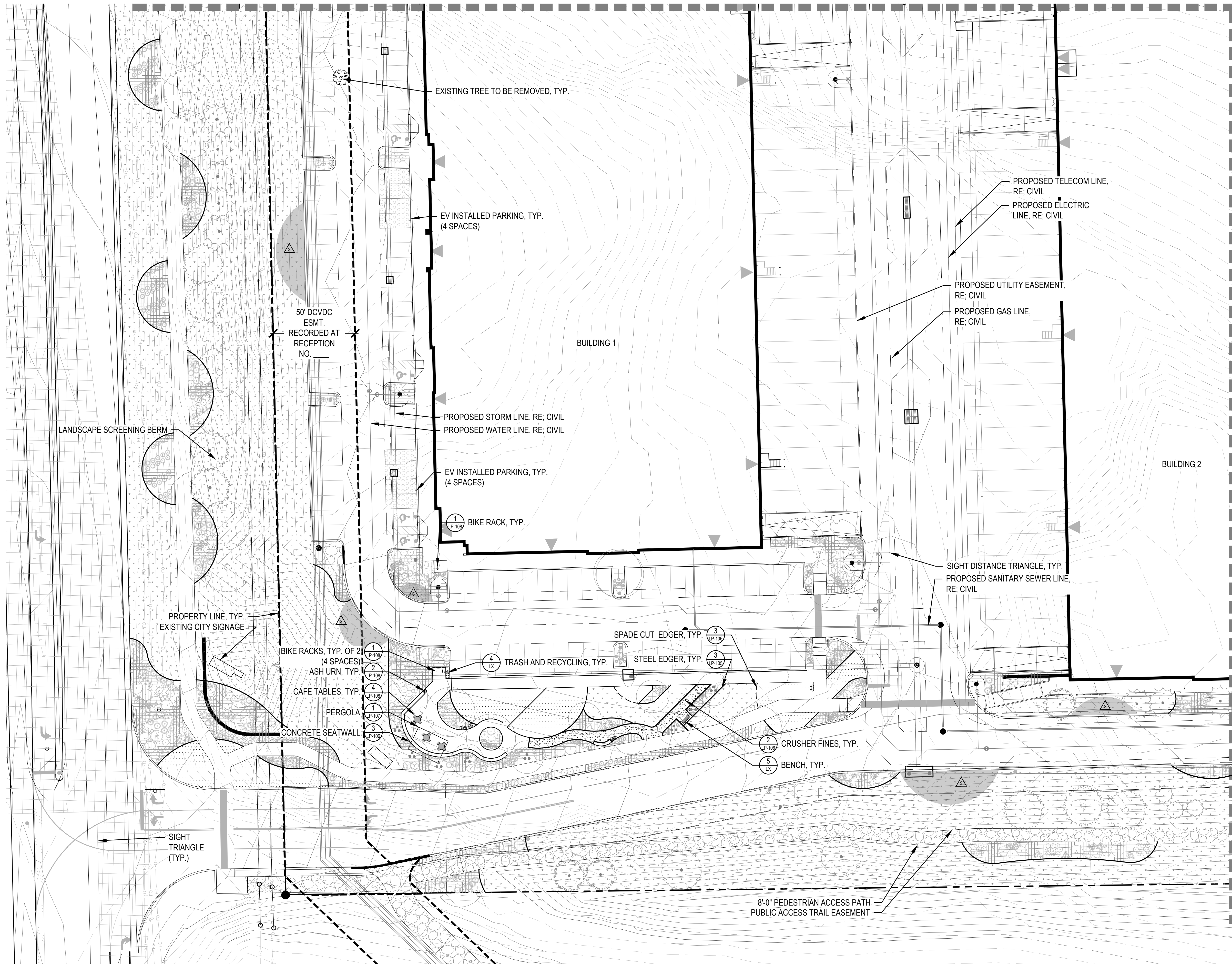
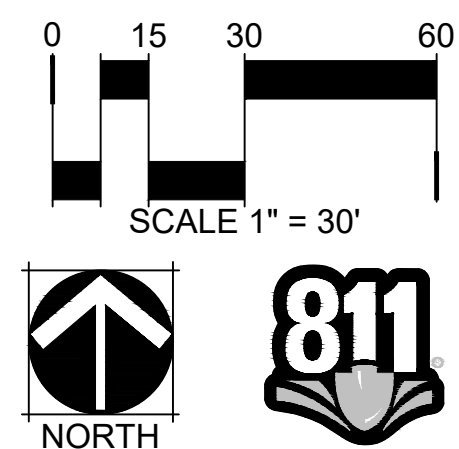
KEY MAP



LEGEND

RIGHT-OF-WAY / PROPERTY BOUNDARY STEEL EDGER	
WOOD MULCH	
DRYLAND SEED MIX	
IRRIGATED SOD	
CRUSHER FINES	
DECIDUOUS SHADE TREE	
DECIDUOUS ORNAMENTAL TREE	
EVERGREEN TREE	
EVERGREEN SHRUBS	
DECIDUOUS SHRUBS	
ORNAMENTAL GRASSES	
PERENNIALS	
SNOW REMOVAL AREA	
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MATCHLINE SHEET LP-102



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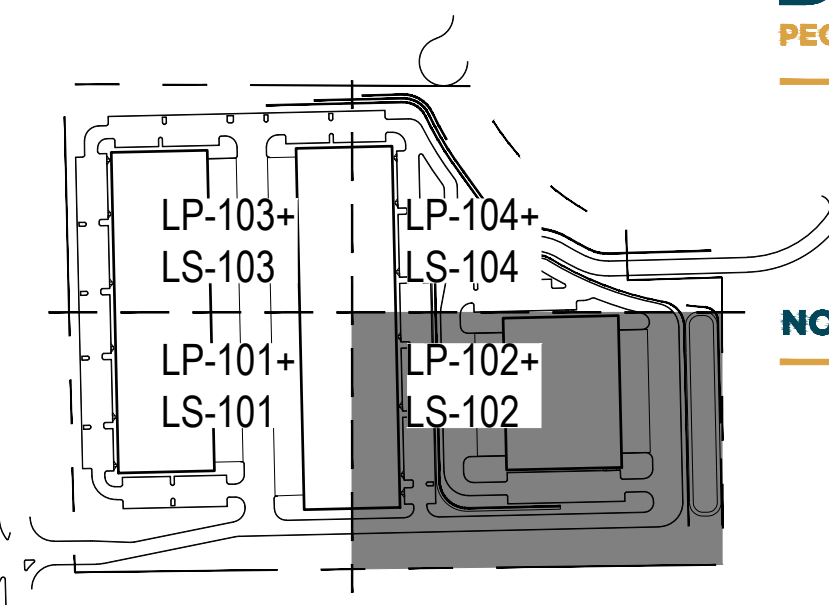
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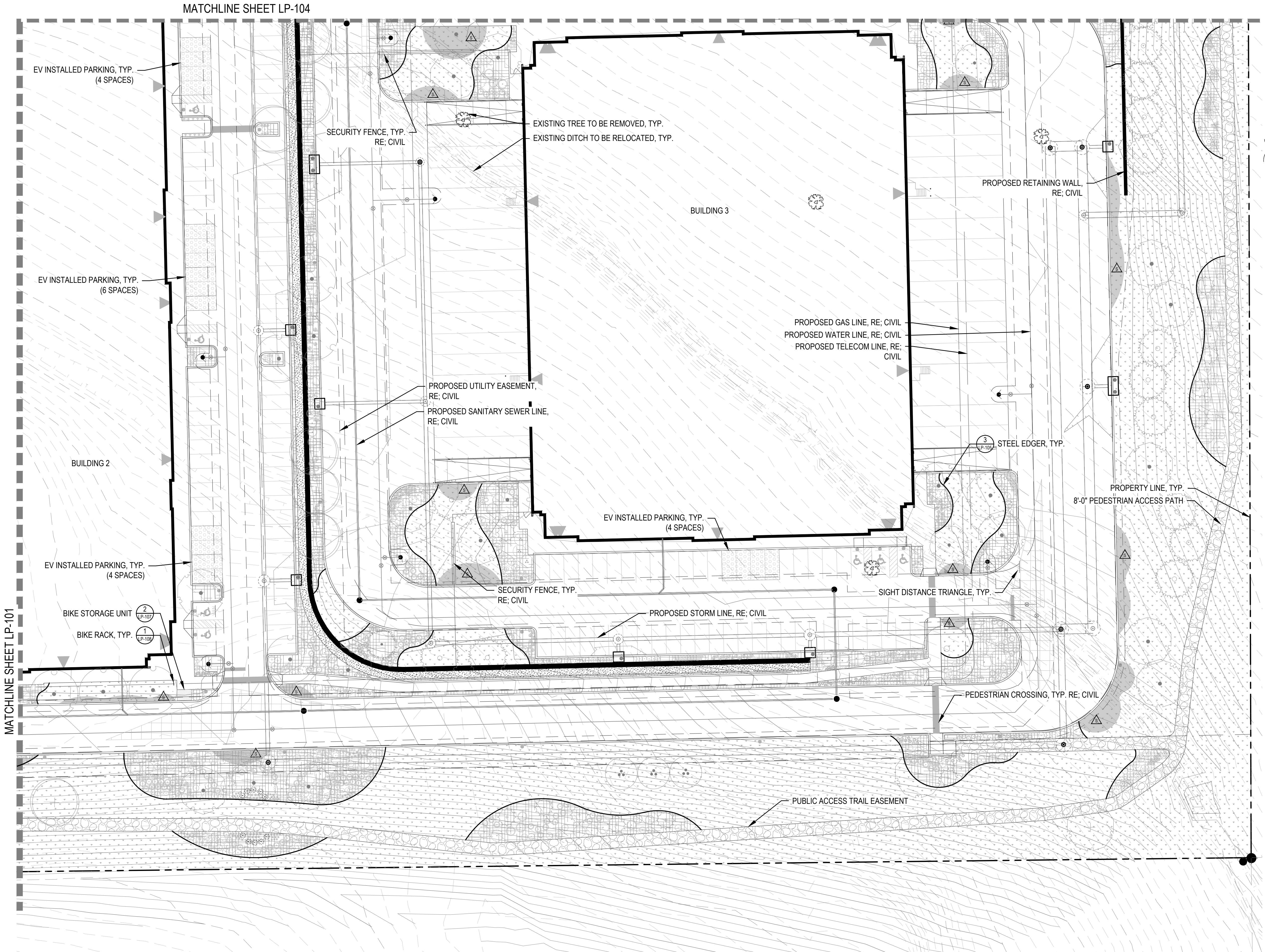
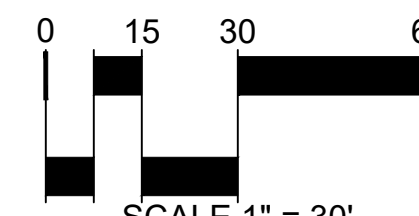
LP-102

KEY MAP



LEGEND

RIGHT-OF-WAY / PROPERTY BOUNDARY STEEL EDGER	
WOOD MULCH	
DRYLAND SEED MIX	
IRRIGATED SOD	
CRUSHER FINES	
DECIDUOUS SHADE TREE	
DECIDUOUS ORNAMENTAL TREE	
EVERGREEN TREE	
EVERGREEN SHRUBS	
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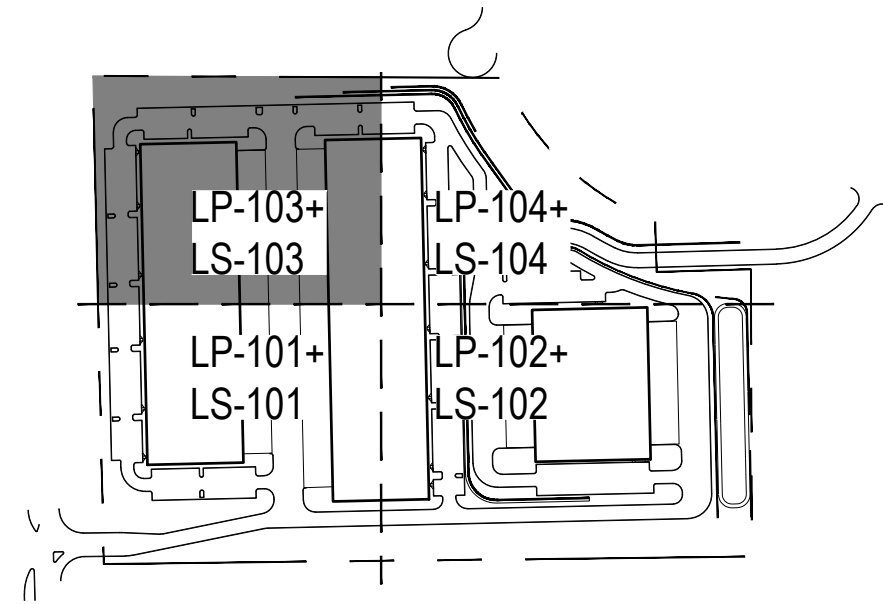
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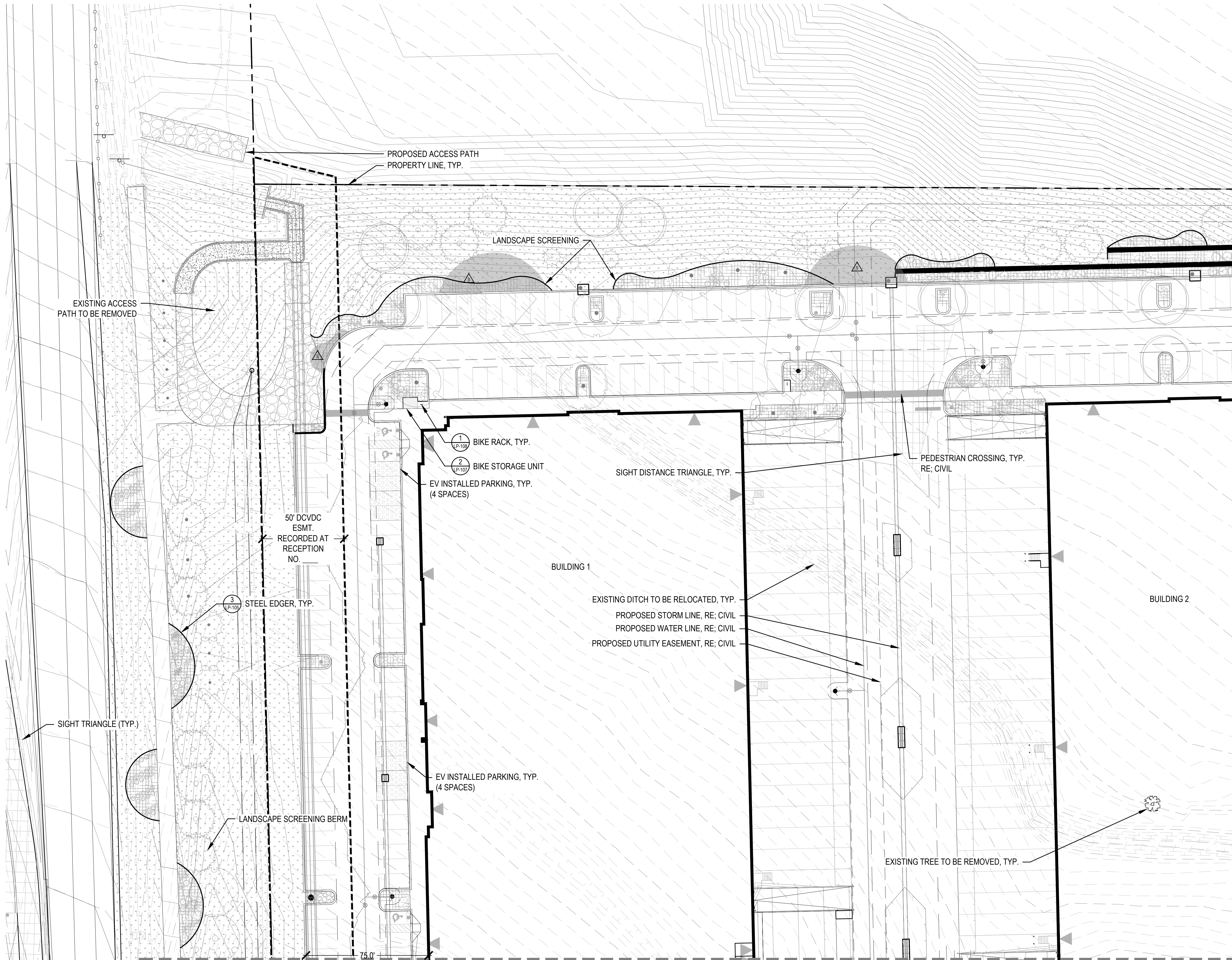
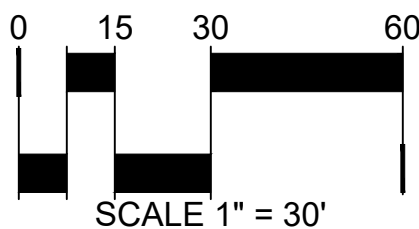
LP-103

KEY MAP



LEGEND

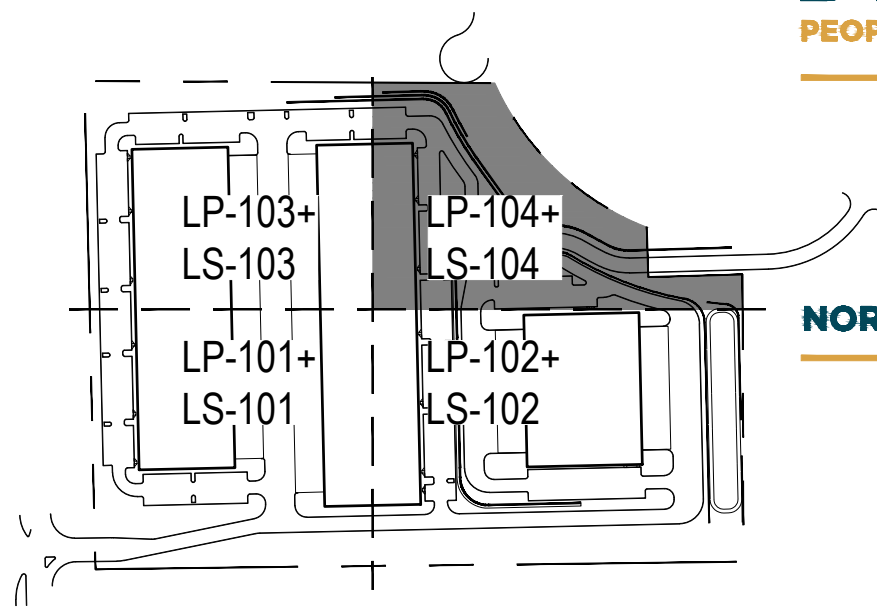
RIGHT-OF-WAY / PROPERTY BOUNDARY	
STEEL EDGER	
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ORNAMENTAL GRASSES	
PERENNIALS	
SNOW REMOVAL AREA	
SIGHT DISTANCE TRIANGLES	
BIKE STORAGE UNIT	



MATCHLINE SHEET LP-101

MATCHLINE SHEET LP-104

KEY MAP



LEGEND

RIGHT-OF-WAY / PROPERTY BOUNDARY STEEL EDGER	
WOOD MULCH	
DRYLAND SEED MIX	
IRRIGATED SOD	
CRUSHER FINES	
DECIDUOUS SHADE TREE	
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EVERGREEN TREE	
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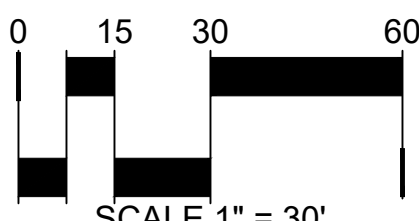
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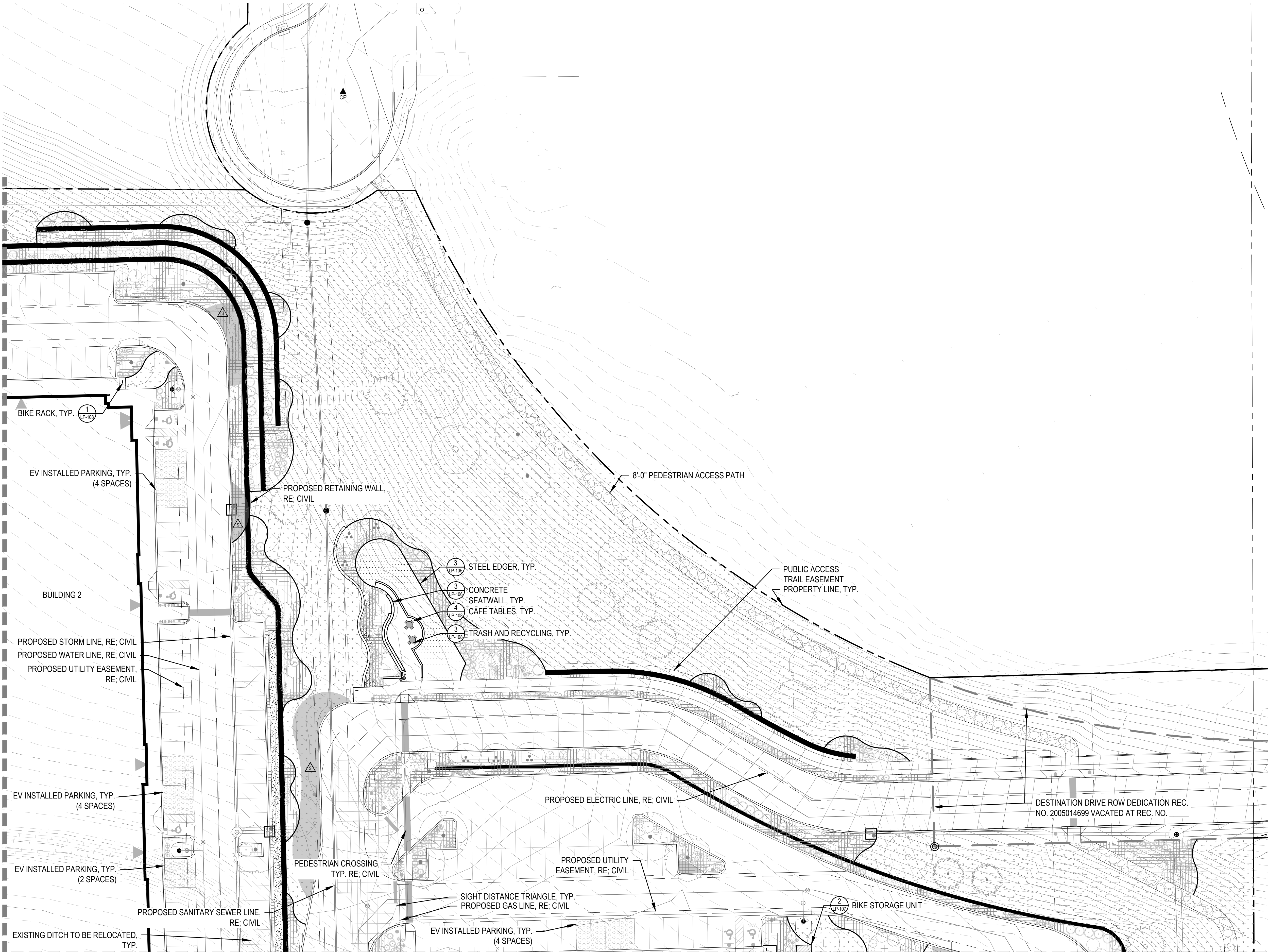
LP-104



MATCHLINE SHEET LP-103

MATCHLINE SHEET LP-102

CHECKED BY: JC
DRAWN BY: JR



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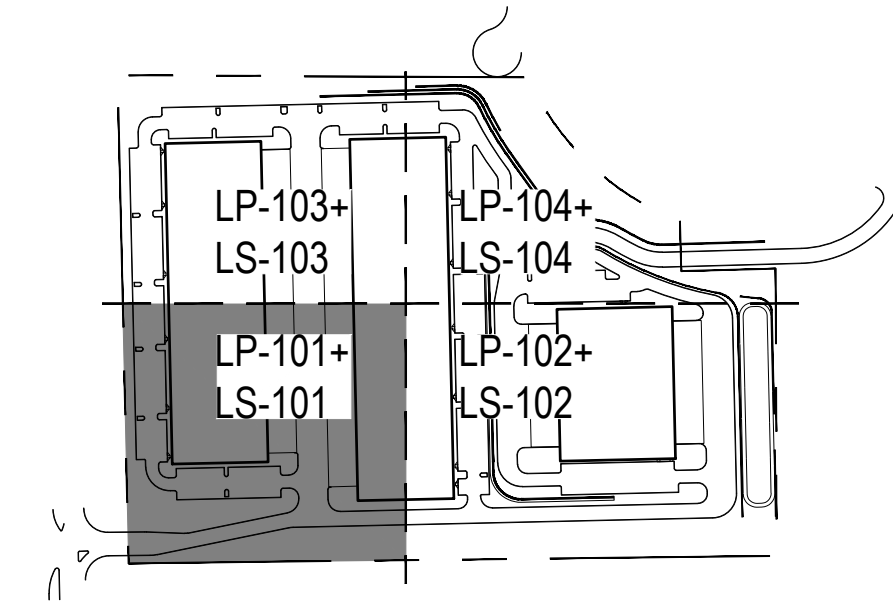
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LANDSCAPE PLAN

LS-101

MATCHLINE SHEET LS-103

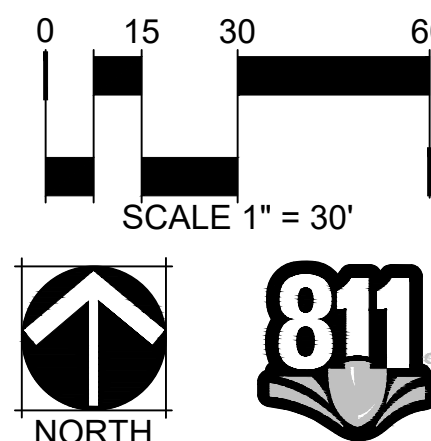
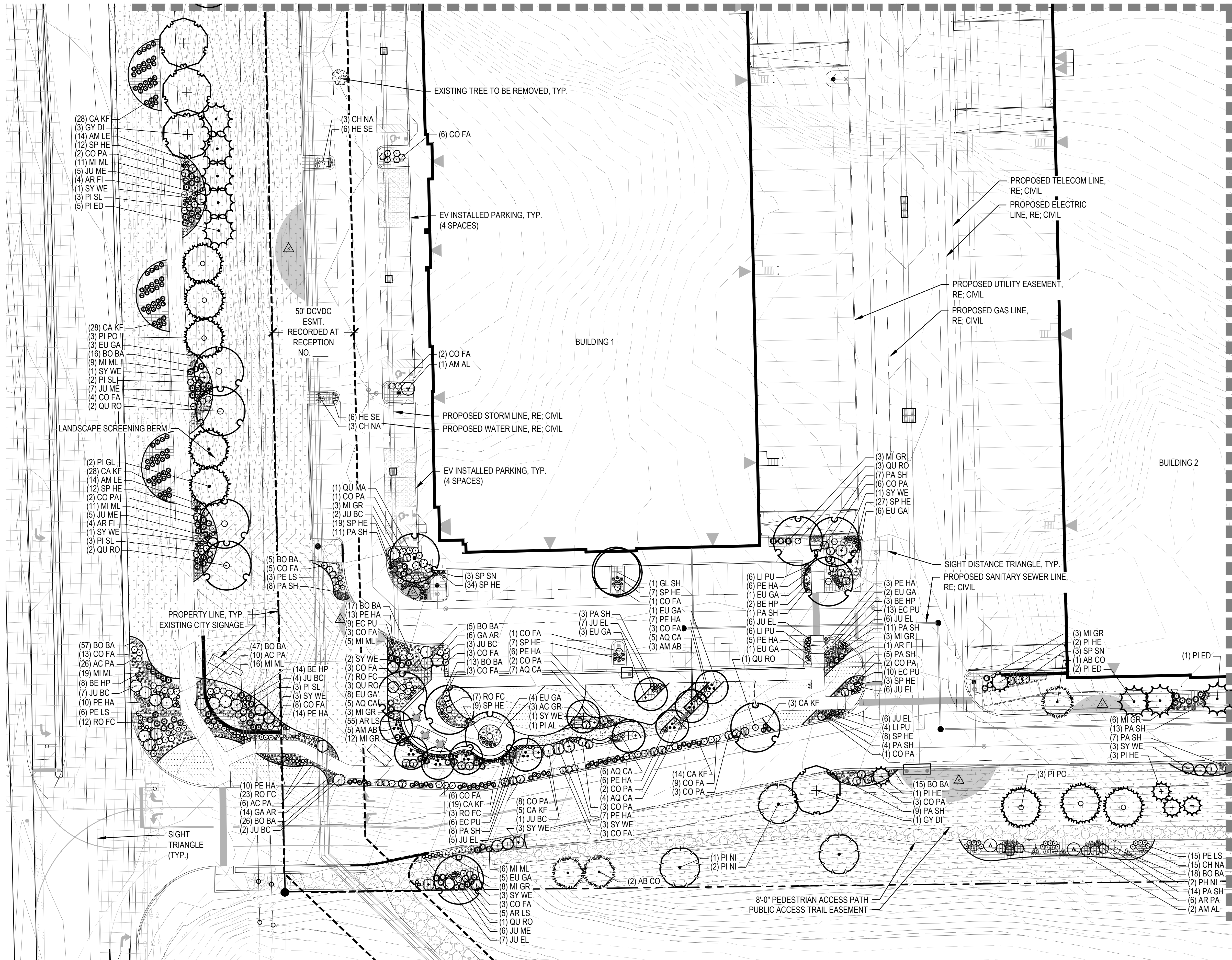
KEY MAP



LEGEND

RIGHT-OF-WAY / PROPERTY BOUNDARY STEEL EDGER	
WOOD MULCH	
DRYLAND SEED MIX	
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PERENNIALS	
SNOW REMOVAL AREA	
SIGHT DISTANCE TRIANGLES	
BIKE STORAGE UNIT	

MATCHLINE SHEET LS-102



URBAN TRANSIT VILLAGE
FILING NO. 23 CONSTRUCTION DOCUMENTS PLAN
BROOMFIELD, COLORADO

OWNER:
LAPOUR
C/O KARI LAURENT
5525 S DECATUR BLVD, SUITE 101
LAS VEGAS, NV 89118
702.222.3022

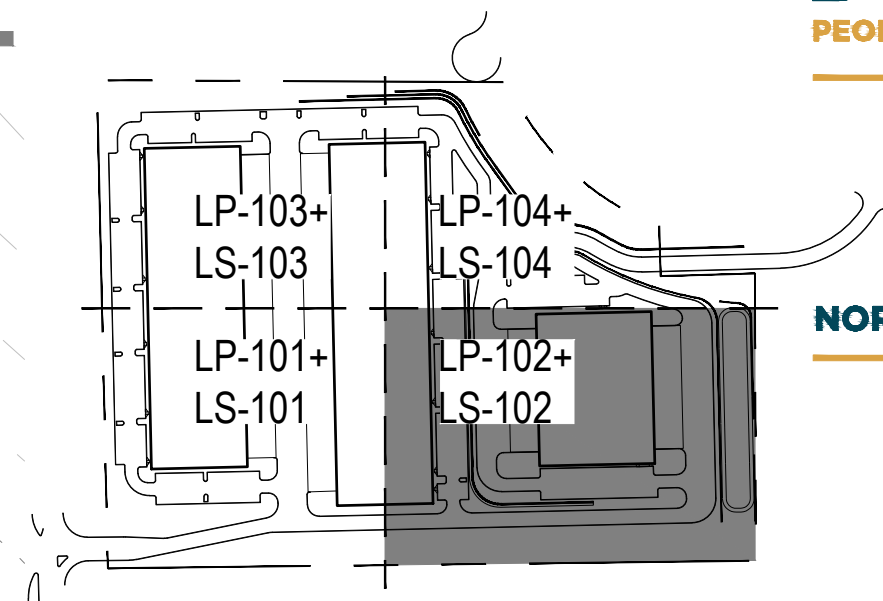
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CONSTRUCTION

DATE:
07.07.23 CD-01

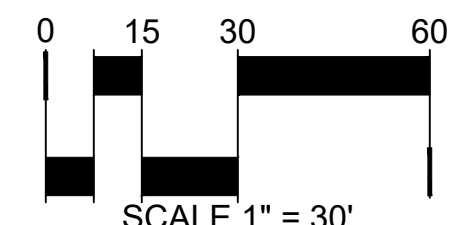
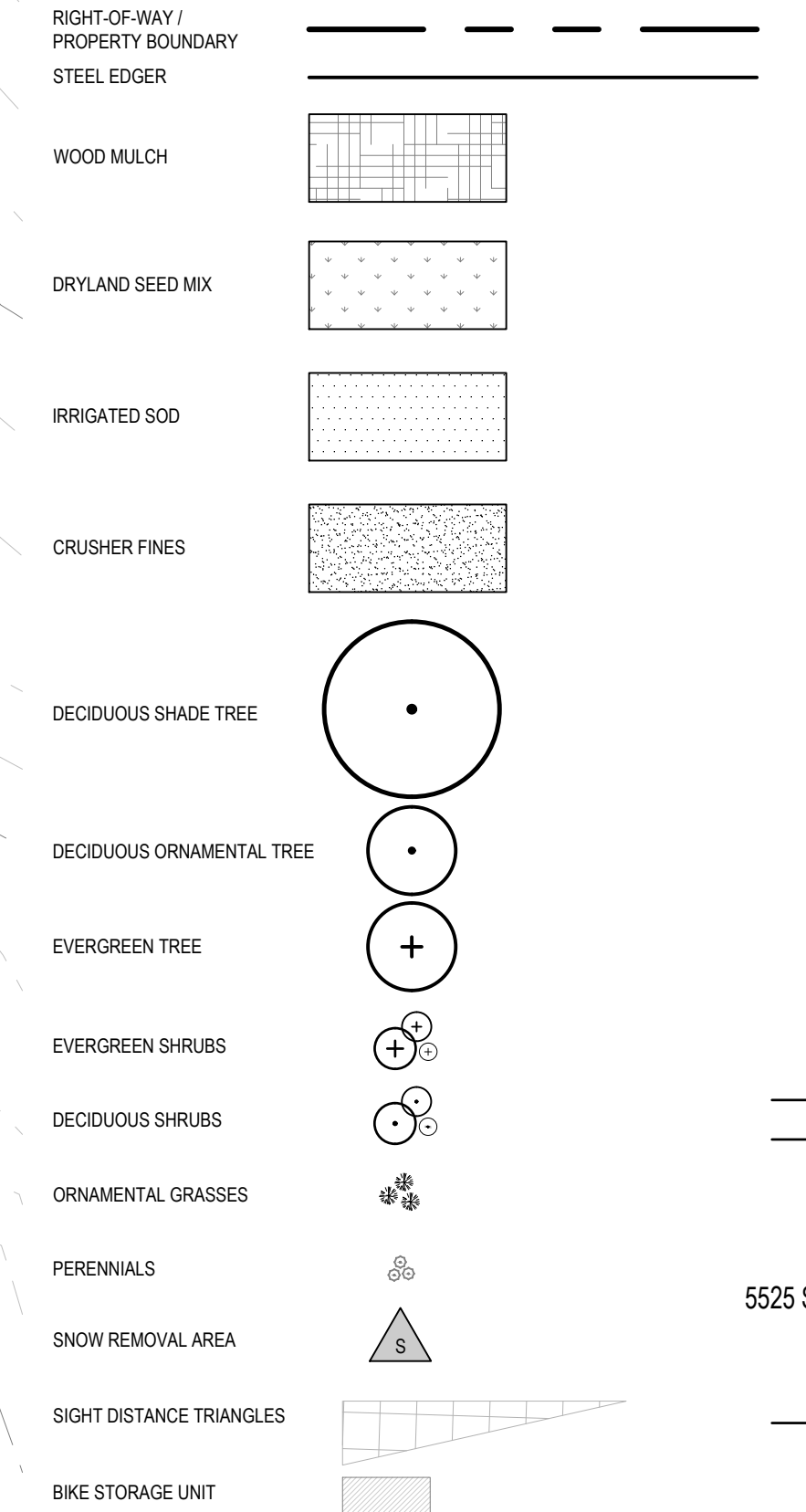
SHEET TITLE:
LANDSCAPE PLAN

LS-102

KEY MAP



LEGEND



MATCHLINE SHEET LS-104

MATCHLINE SHEET LS-101

CHECKED BY: JC
DRAWN BY: JR

EV INSTALLED PARKING, TYP.
(4 SPACES)

EV INSTALLED PARKING, TYP.
(6 SPACES)

EV INSTALLED PARKING, TYP.
(4 SPACES)

BIKE STORAGE UNIT
(2)
BIKE RACK, TYP.
(1)

SECURITY FENCE, TYP.
RE: CIVIL

EXISTING TREE TO BE REMOVED, TYP.
EXISTING DITCH TO BE RELOCATED, TYP.

BUILDING 3

PROPOSED RETAINING WALL,
RE: CIVIL

PROPOSED GAS LINE, RE: CIVIL
PROPOSED WATER LINE, RE: CIVIL
PROPOSED TELECOM LINE, RE:
CIVIL

PROPOSED UTILITY EASEMENT,
RE: CIVIL
PROPOSED SANITARY SEWER LINE,
RE: CIVIL

EV INSTALLED PARKING, TYP.
(4 SPACES)

SECURITY FENCE, TYP.
RE: CIVIL

PROPOSED STORM LINE, RE: CIVIL

SIGHT DISTANCE TRIANGLE, TYP.

PROPERTY LINE, TYP.
8'-0" PEDESTRIAN ACCESS PATH

PEDESTRIAN CROSSING, TYP. RE: CIVIL

PUBLIC ACCESS TRAIL EASEMENT

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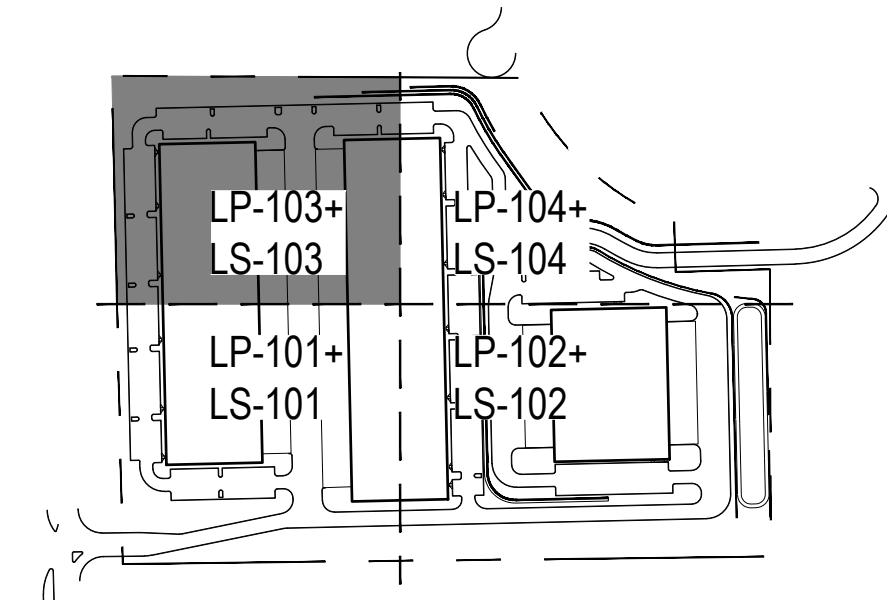
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DATE:
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SHEET TITLE:
LANDSCAPE PLAN

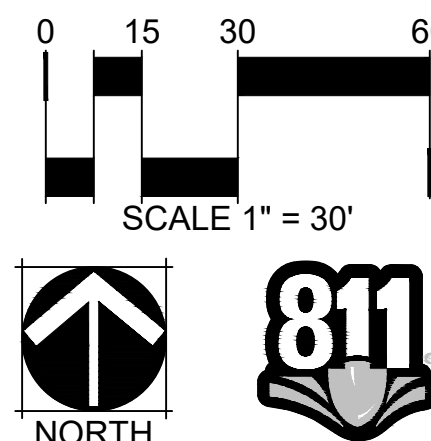
LS-103

KEY MAP



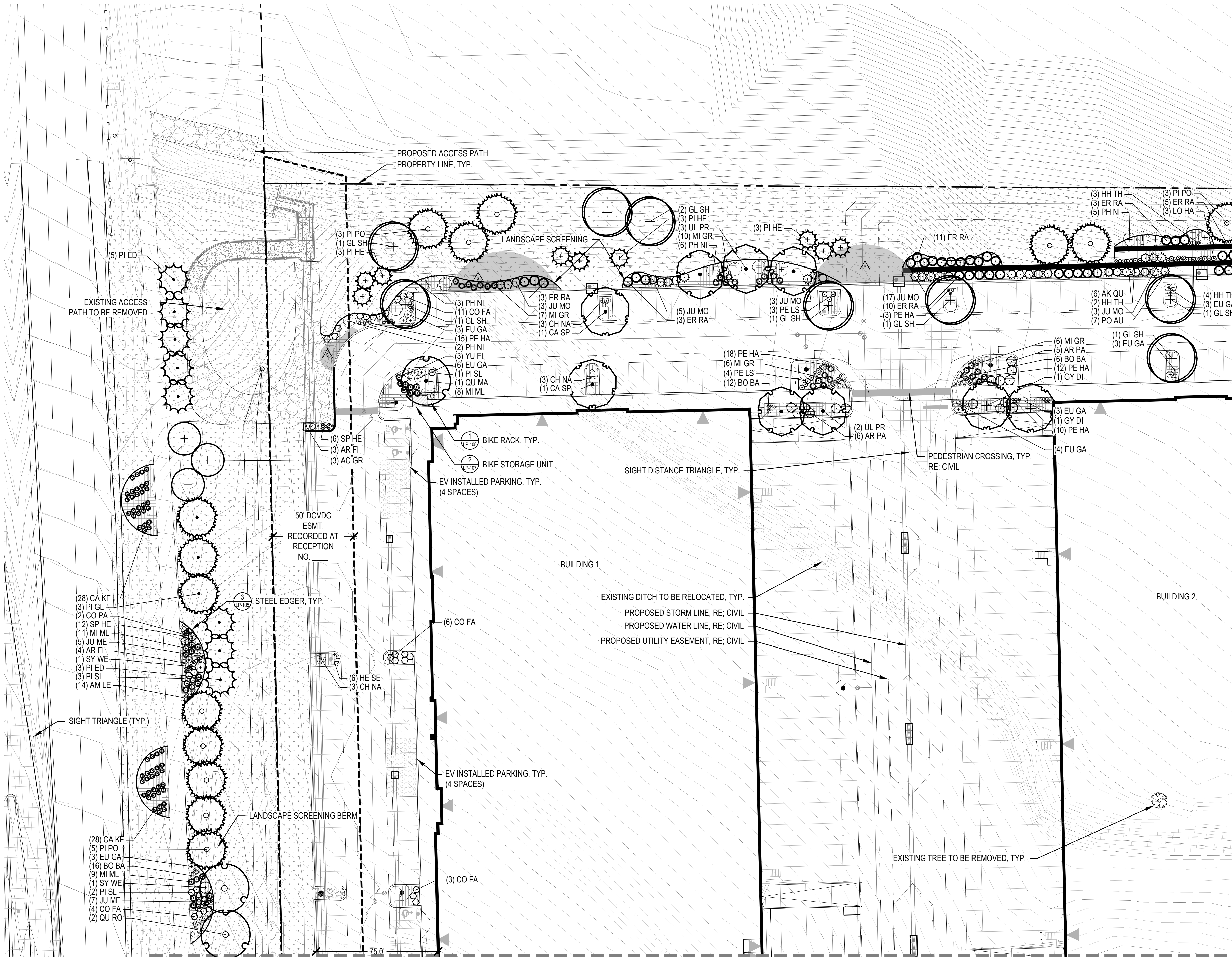
LEGEND

- RIGHT-OF-WAY / PROPERTY BOUNDARY
STEEL EDGER
- WOOD MULCH
- DRYLAND SEED MIX
- IRRIGATED SOD
- CRUSHER FINES
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- SNOW REMOVAL AREA
- SIGHT DISTANCE TRIANGLES
- BIKE STORAGE UNIT

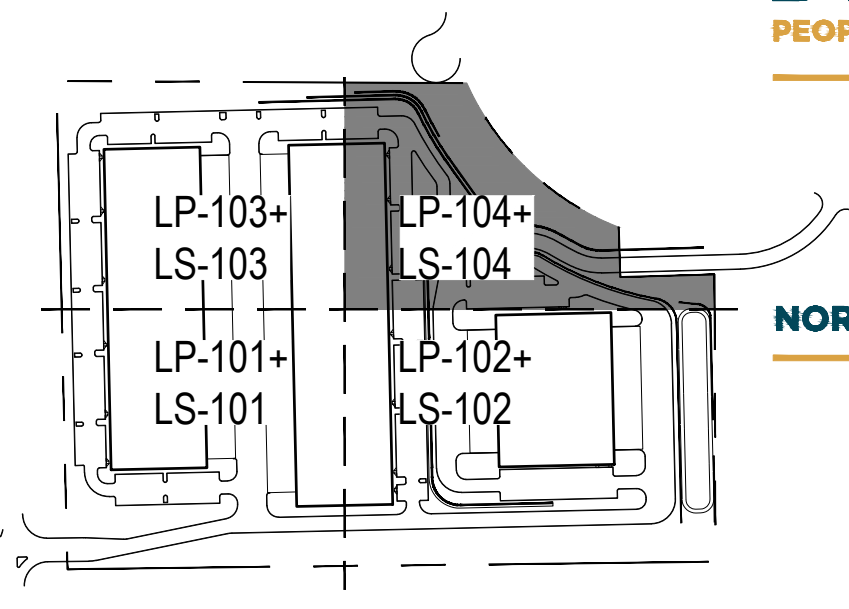


MATCHLINE SHEET LS-104

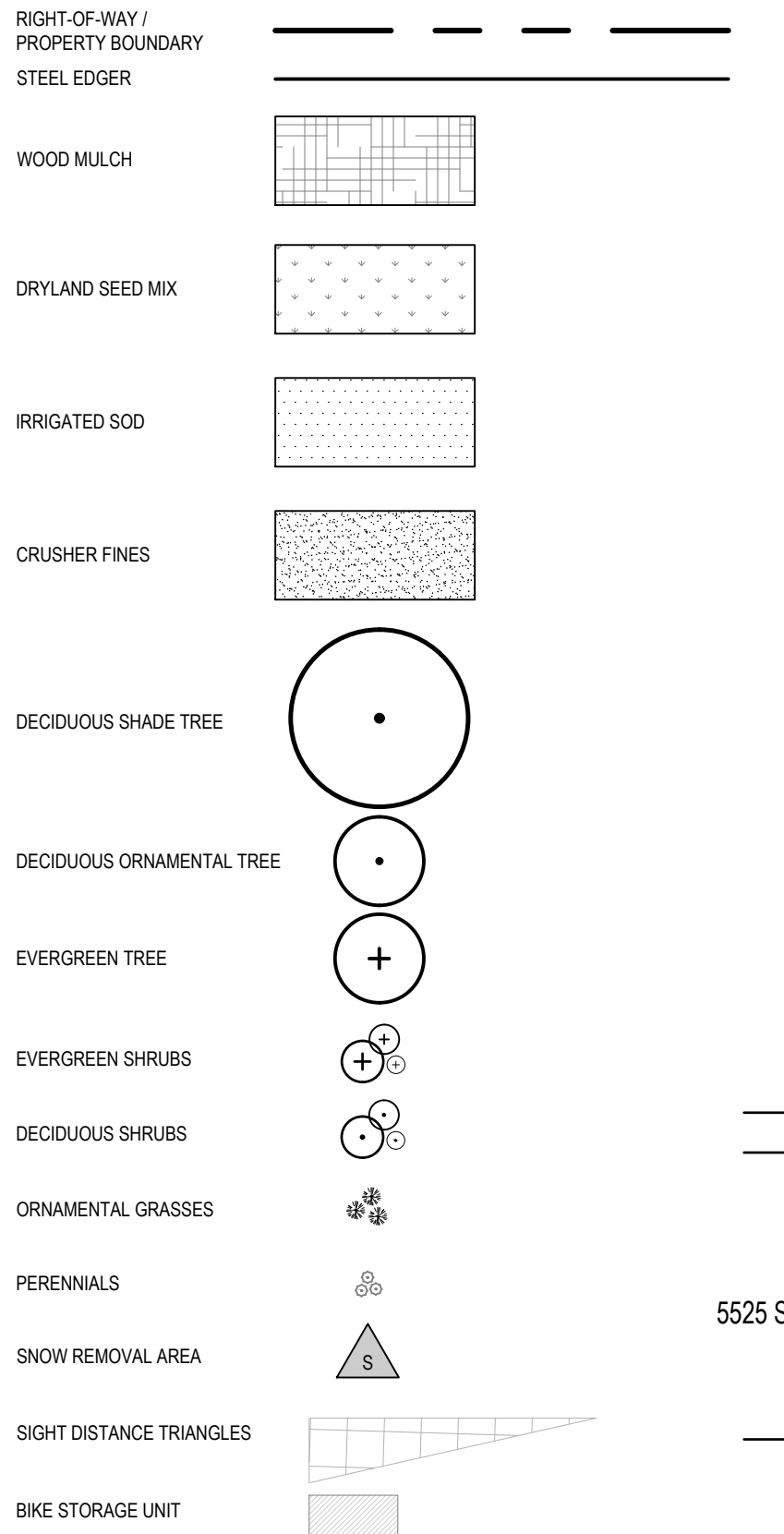
MATCHLINE SHEET LS-101



KEY MAP



LEGEND



URBAN TRANSIT VILLAGE
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BROOMFIELD, COLORADO

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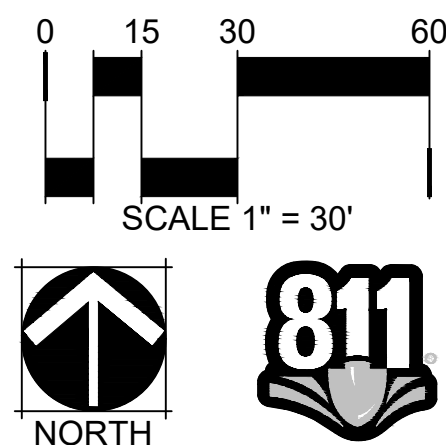
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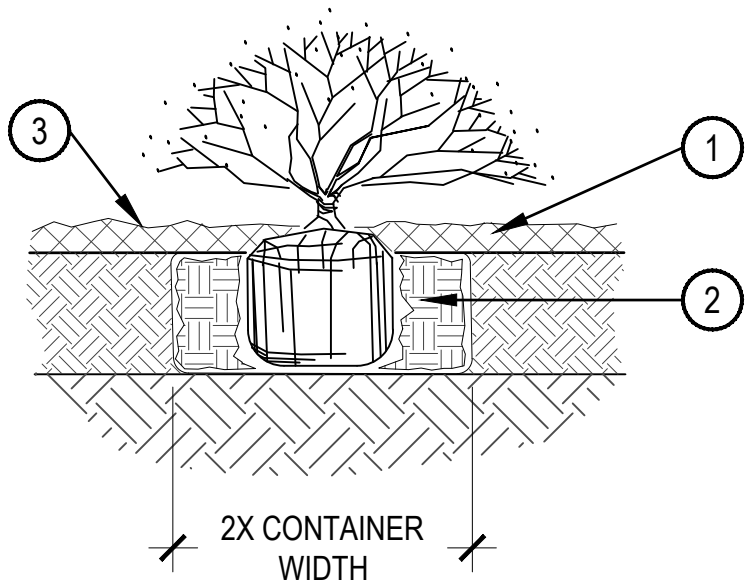
LANDSCAPE PLAN

LS-104

MATCHLINE SHEET LS-103

MATCHLINE SHEET LS-102





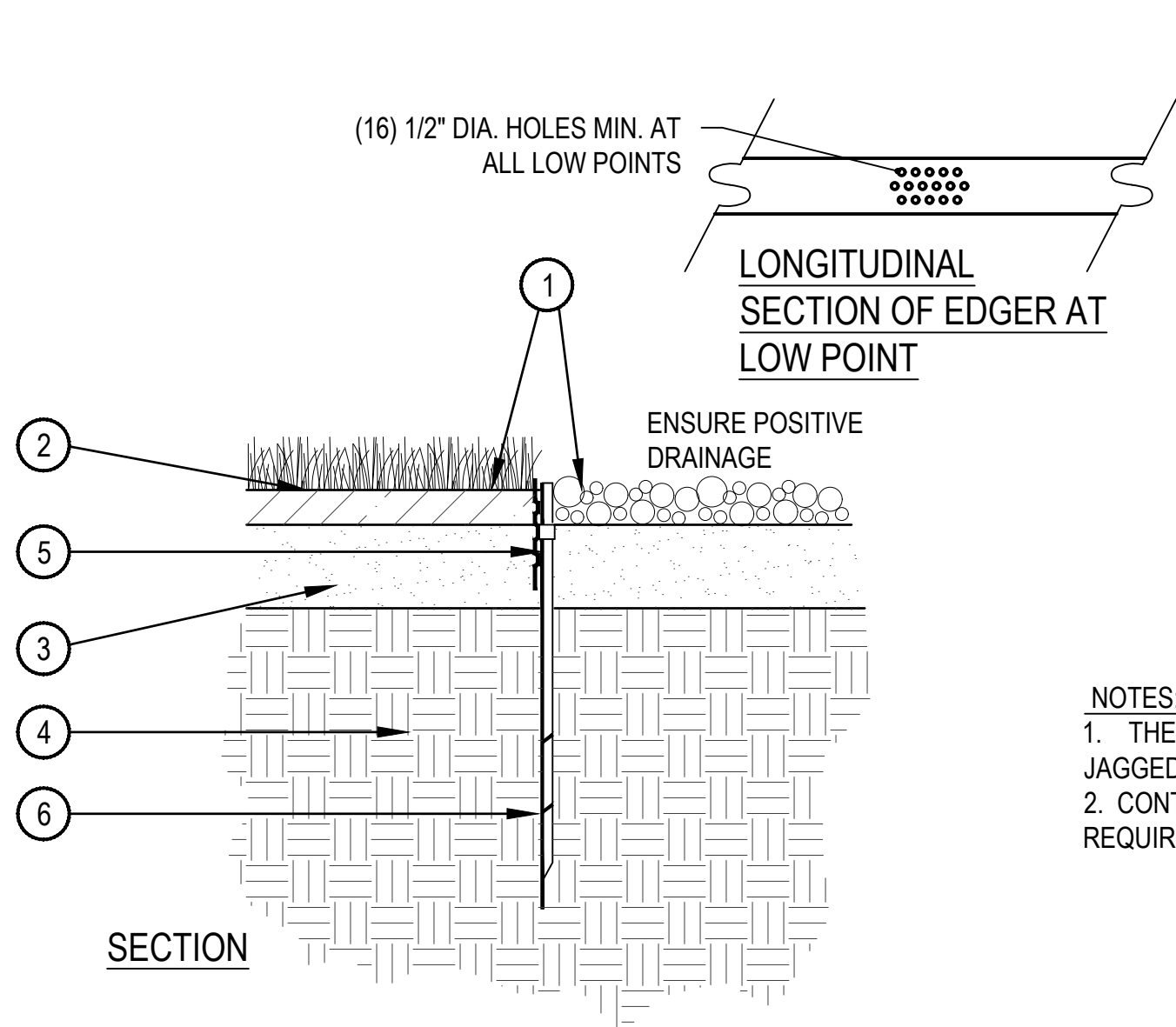
- 1 SPECIFIED MULCH
- 2 AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- 3 FINISH GRADE (TOP OF SOIL)

NOTE:

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING
6. SET SHRUB ROOT-BALL 1" ABOVE FINISH GRADE OF BED

1 SHRUB PLANTING

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



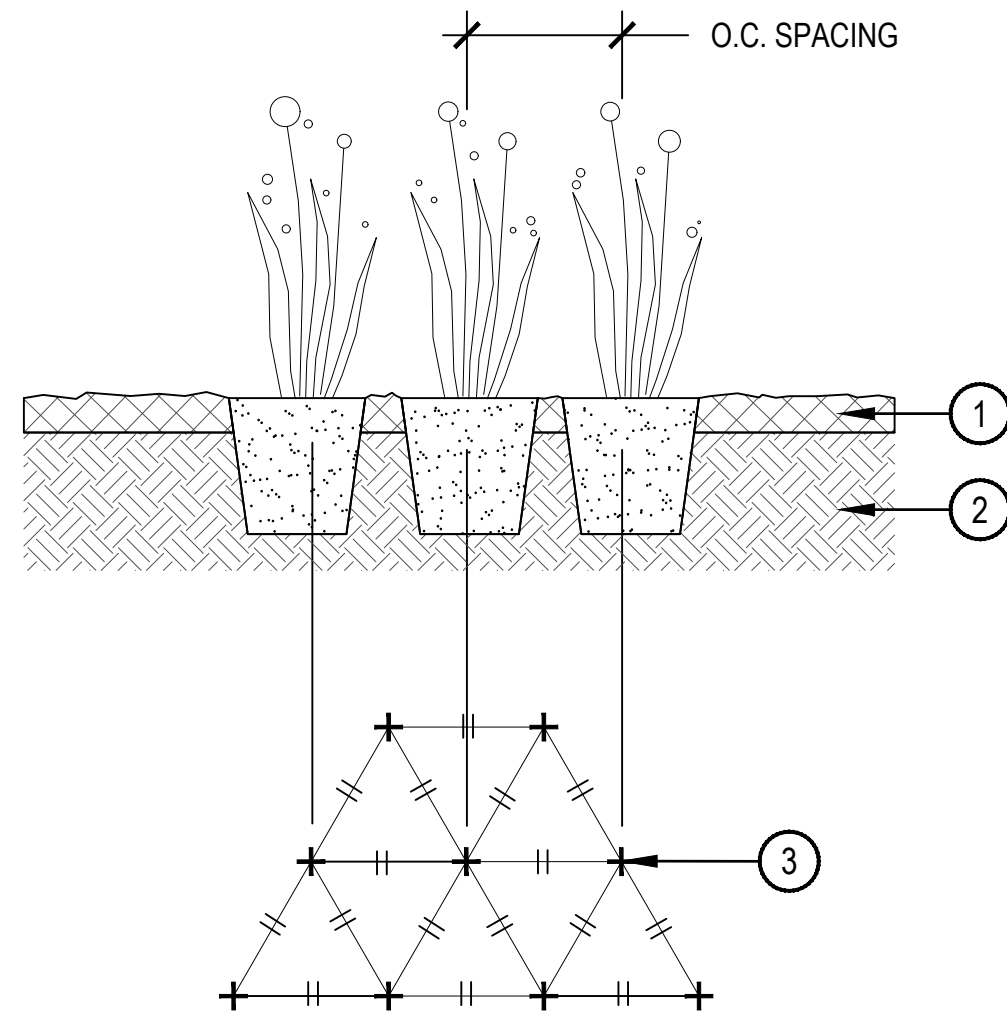
- 1 FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- 2 TURF THATCH
- 3 AMENDED SOIL PER SPECIFICATIONS
- 4 SUBGRADE
- 5 STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- 6 EDGER STAKE

NOTES:

1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

3 STEEL EDGER

SCALE: 1" = 1'-0"

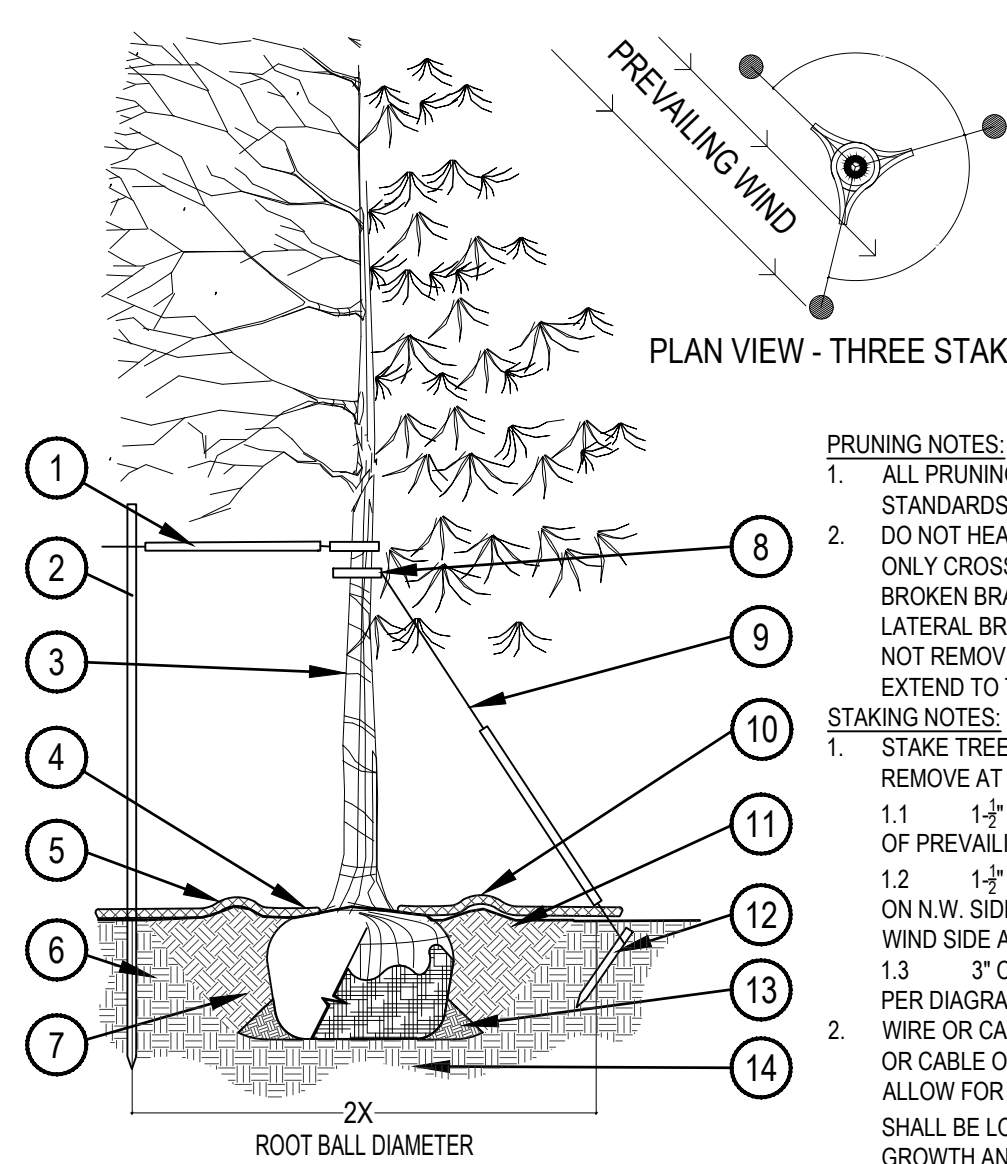


- 1 SPECIFIED MULCH
- 2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- 3 CENTER OF PLANT

WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

2 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



- 1 PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 2 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- 4 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1'-2" ABOVE FINAL GRADE.
- 5 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).
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- 7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 12 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- 13 PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

PRUNING NOTES:

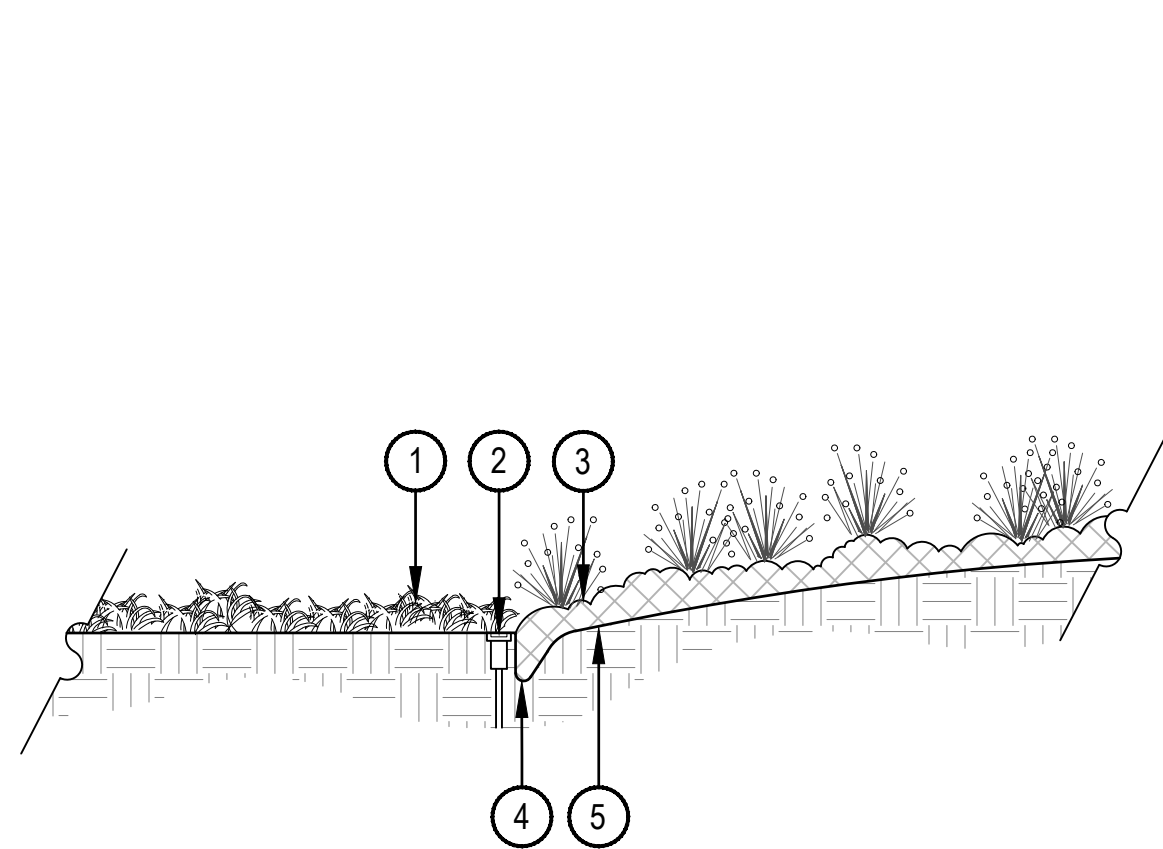
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE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

STAKING NOTES:

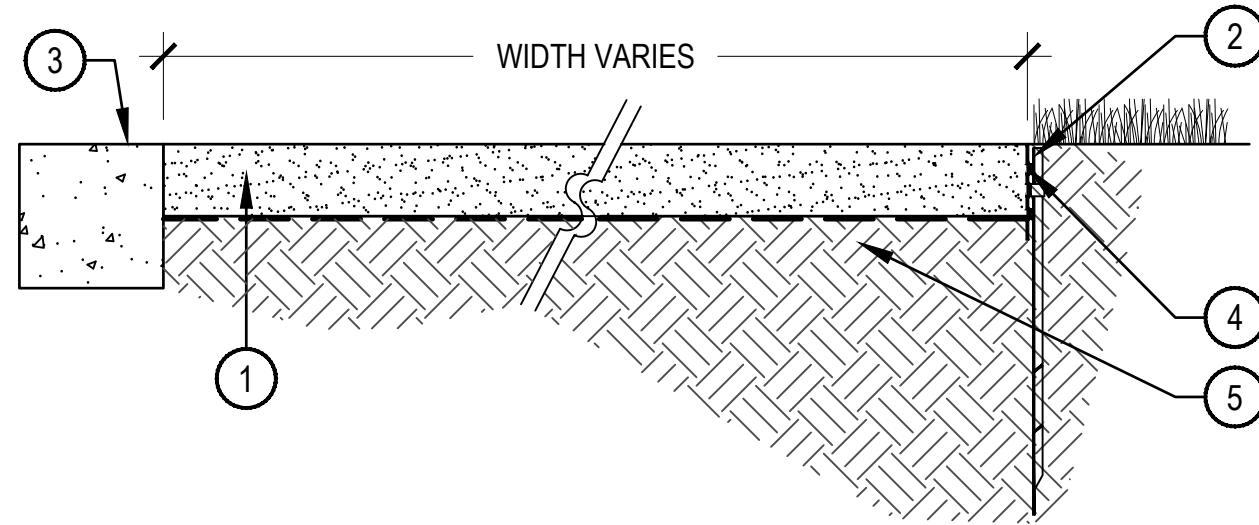
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1-3/4" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. 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.

4 TREE PLANTING DETAIL

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



- 1 TURFGRASS OR DYLAND SEED
- 2 IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
- 3 PLANTING BED
- 4 VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE
- 5 SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP



- 1 COMPACTED CRUSHER FINES
- 2 STEEL EDGER AT PLANTING
- 3 CONCRETE BAND OR PAVING
- 4 MIRIFI 140N NON-WOVEN GEOTEXTILE FABRIC
- 5 COMPACTED SUBGRADE

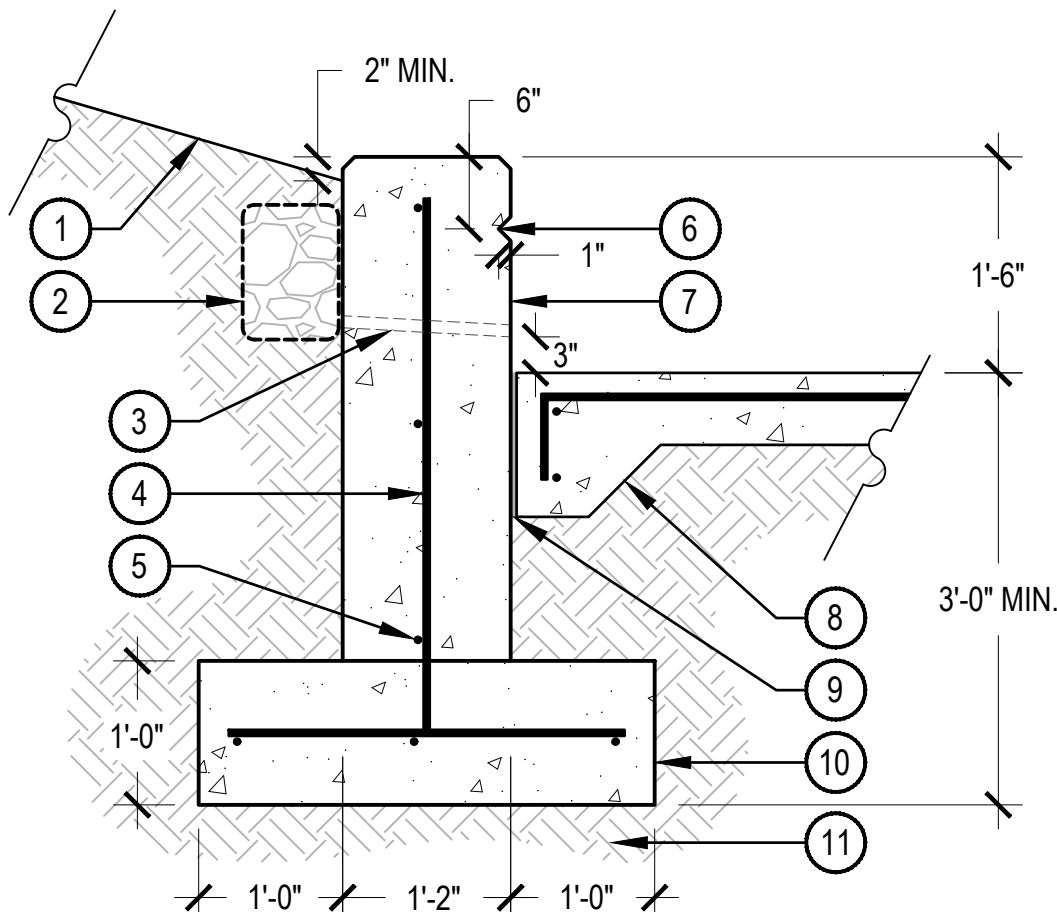
COMPACTION NOTES:
1. COMPACT WET FOR BEST RESULTS IN 2" LIFTS.
2. USE A SMALL (4") RIDING ROLLER TO COMPACT
3. CROWN IN FLAT AREAS
4. CROSS-SLOPE AT 1-2% WITH GRADE

1 SPADE CUT EDGE

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

2 CRUSHER FINES

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



- 1 ADJACENT LANDSCAPE, REFER TO PLANS
- 2 CLASS C FILTER MATERIAL WITH MIRAFI 140 FILTER FABRIC TO SURROUND FILTER MATERIAL
- 3 1" SCHEDULE 60 PVC WEEPHOLE, MESH SCREEN ON FIELD SIDE, SPACE 4'-6" ON CENTER TYPICAL
- 4 #4 CONTINUOUS REBAR, 18" ON CENTER, ALTERNATE HOOKS ON VERTICAL
- 5 #4 CONTINUOUS REBAR, DOWN LENGTH OF FOOTER
- 6 1" CHAMFER RELIEF ON ALL EXPOSED SIDES
- 7 CONCRETE SEATWALL, 1" CHAMFER ON ALL EXPOSED EDGES, REFER TO MATERIAL SCHEDULE, SHEET L-XXX, FOR FINISH
- 8 ADJACENT HARDSCAPE, REFER TO DETAIL X, SHEET L-XXX
- 9 EXPANSION JOINT
- 10 CONCRETE FOOTER
- 11 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

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

3 CONCRETE SEATWALL

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

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APOUR

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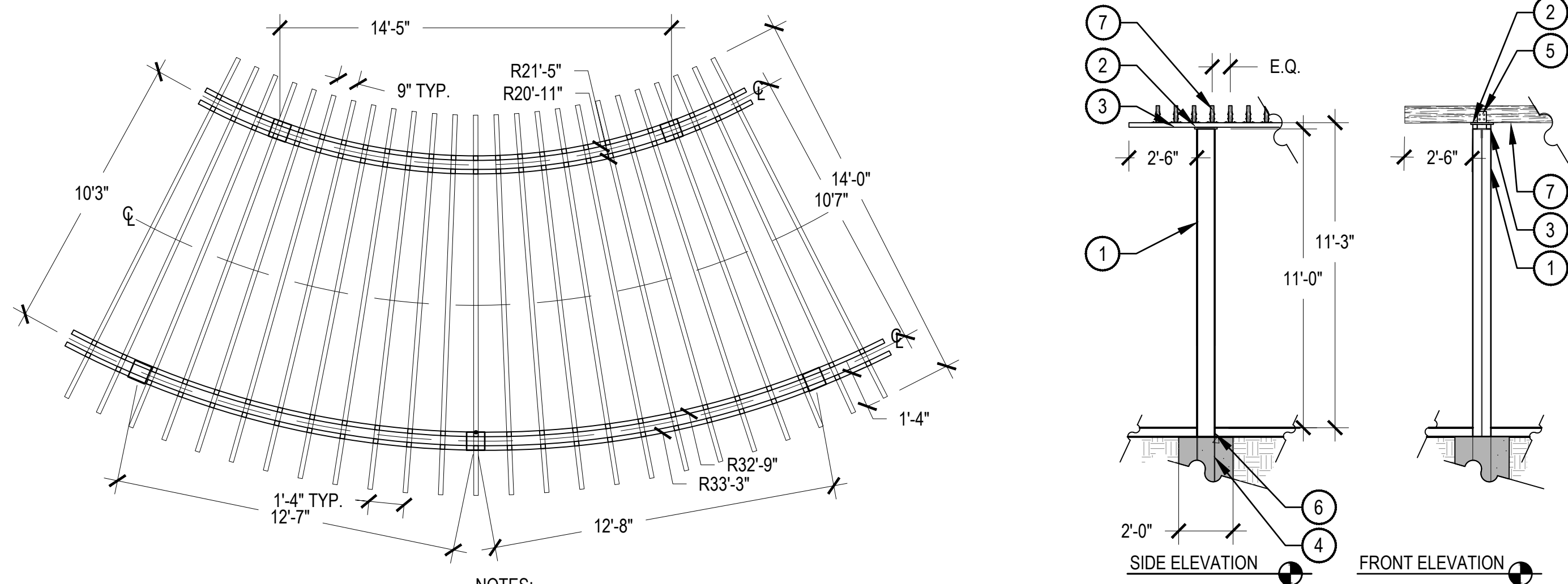
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SHEET TITLE:

LANDSCAPE DETAILS



_P-107



- ① WIDE FLANGE POSTS PER STRUCTURAL ENGINEER, NOT TO BE SEALED, ALLOW TO NATURALLY WEATHER.
- ② WEATHERING STEEL CAP PLATE, RE: STRUCTURAL
- ③ 2"X 3" TUBE STEEL PER STRUCTURAL ENGINEER, NOT TO BE SEALED, ALLOW TO NATURALLY WEATHER.
- ④ CONCRETE FOOTING WITH STEEL REINFORCEMENT PER STRUCTURAL ENGINEER
- ⑤ STEEL BRACKETS WITH FOUR BOLTS AND WASHER PAINTED BLACK PRIOR TO INSTALL
- ⑥ FLEXIBLE EXPANSION JOINT
- ⑦ 1"X8", 14' LENGTH, DECORATOR RAFTER PRODUCT, COLOR BY OWNER

PLAN VIEW
SCALE 1/8" = 1'-0" 

1 PERGOLA

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

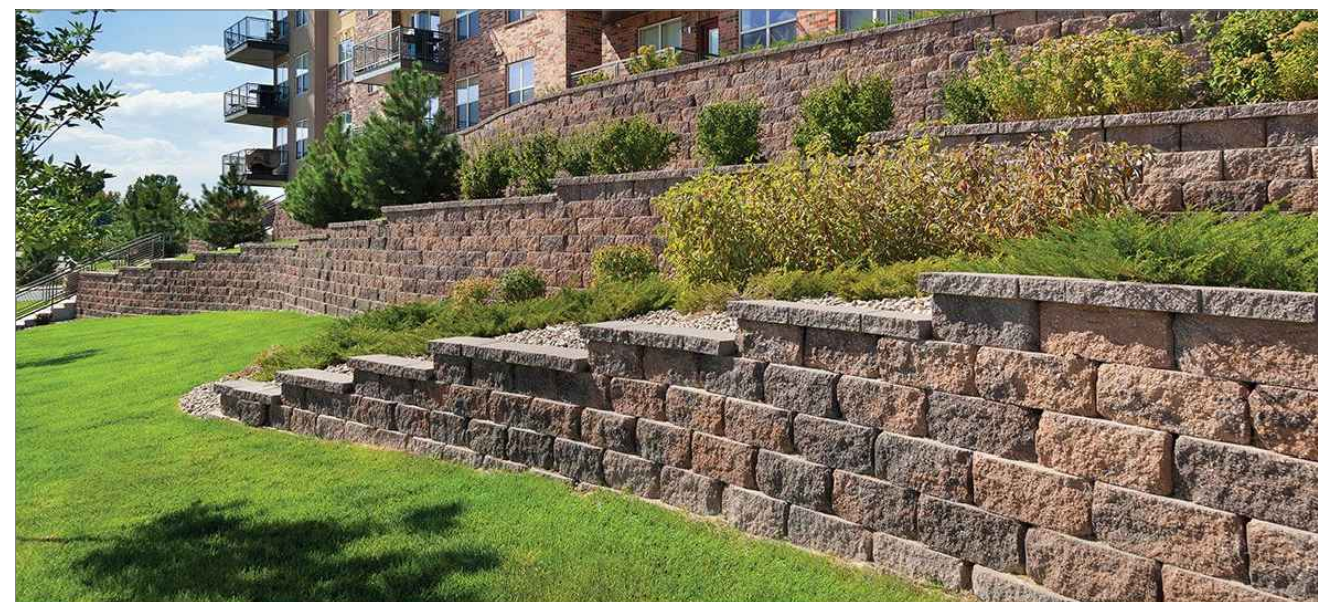


NOTES:

1. MANUFACTURER: CYCLEHOOP
2. MODEL: BIKEHANGAR
3. COLOR/FINISH: POWDERCOATED GREEN
4. SURFACE MOUNTED ON CONCRETE BASE - ELECTRIC BIKE CHARGING CAPABILITIES TO BE PROVIDED
5. WEBSITE: CYCLEHOOP.COM

2 BIKE STORAGE UNIT

SCALE: NTS



NOTES:

1. MANUFACTURER: KEYSTONE HARDSCAPES
2. MODEL: REGAL STONE PRO
3. ROCKFACE FINISH, BLENDED COLOR
4. WEBSITE: KEYSTONEWALLS.COM

3 RETAINING WALL

SCALE: NTS



1 BIKE RACK

SCALE: NTS



② ASH URN

SCALE: NTS



3 TRASH & RECYCLING

SCALE: NTS



4 CAFE TABLE AND CHAIRS

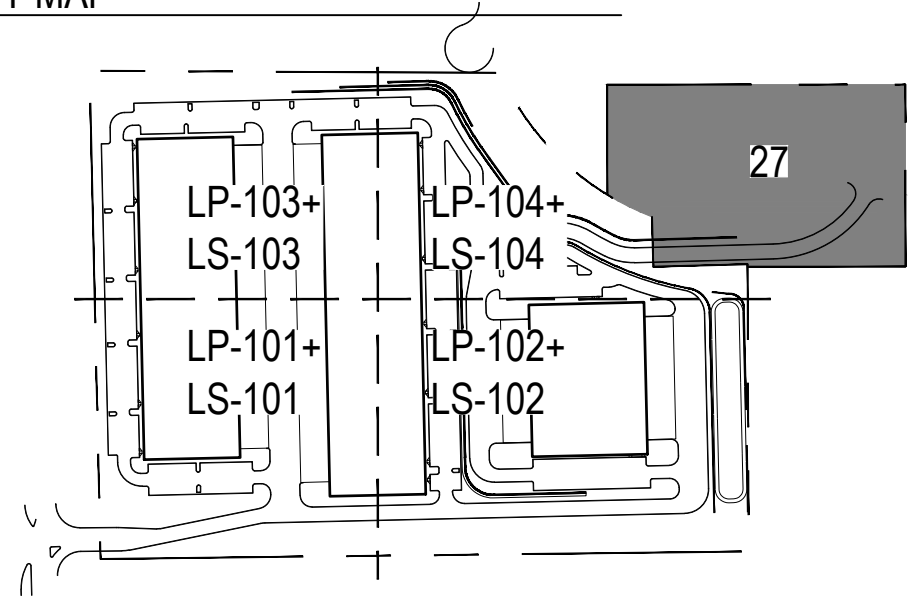
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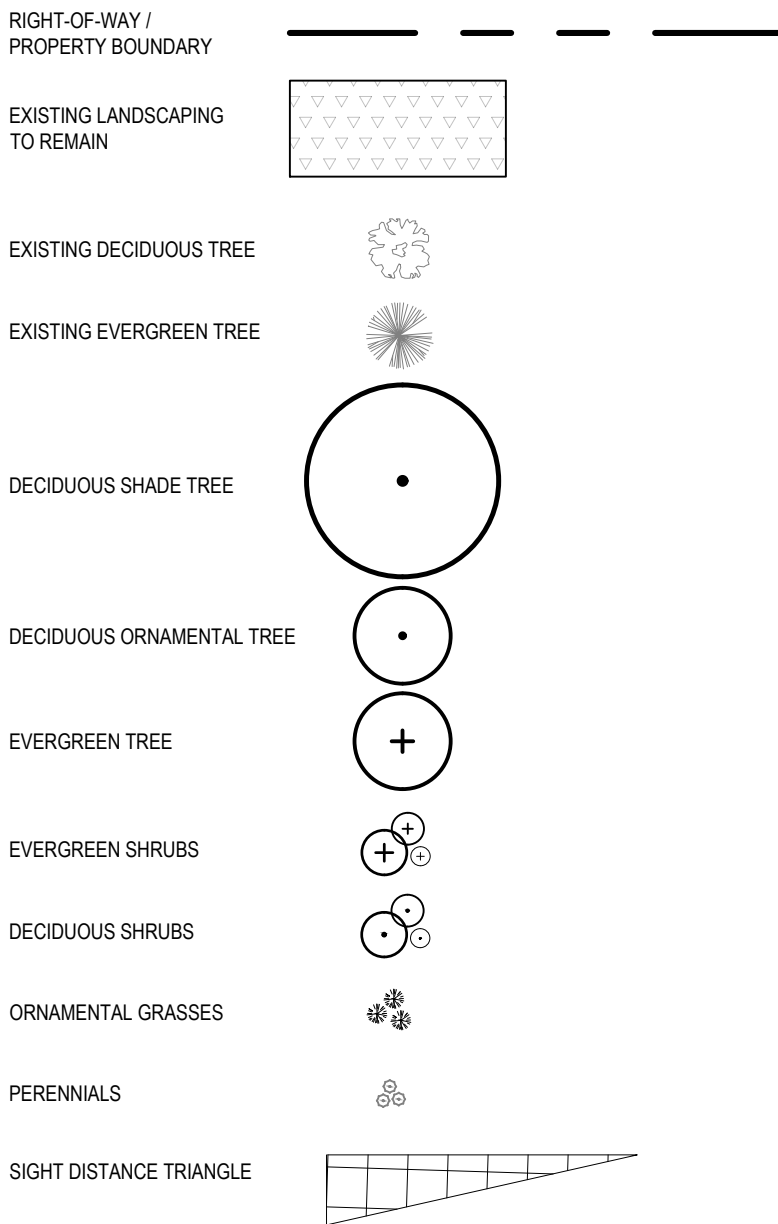
5 BENCH

SCALE: NTS

KEY MAP

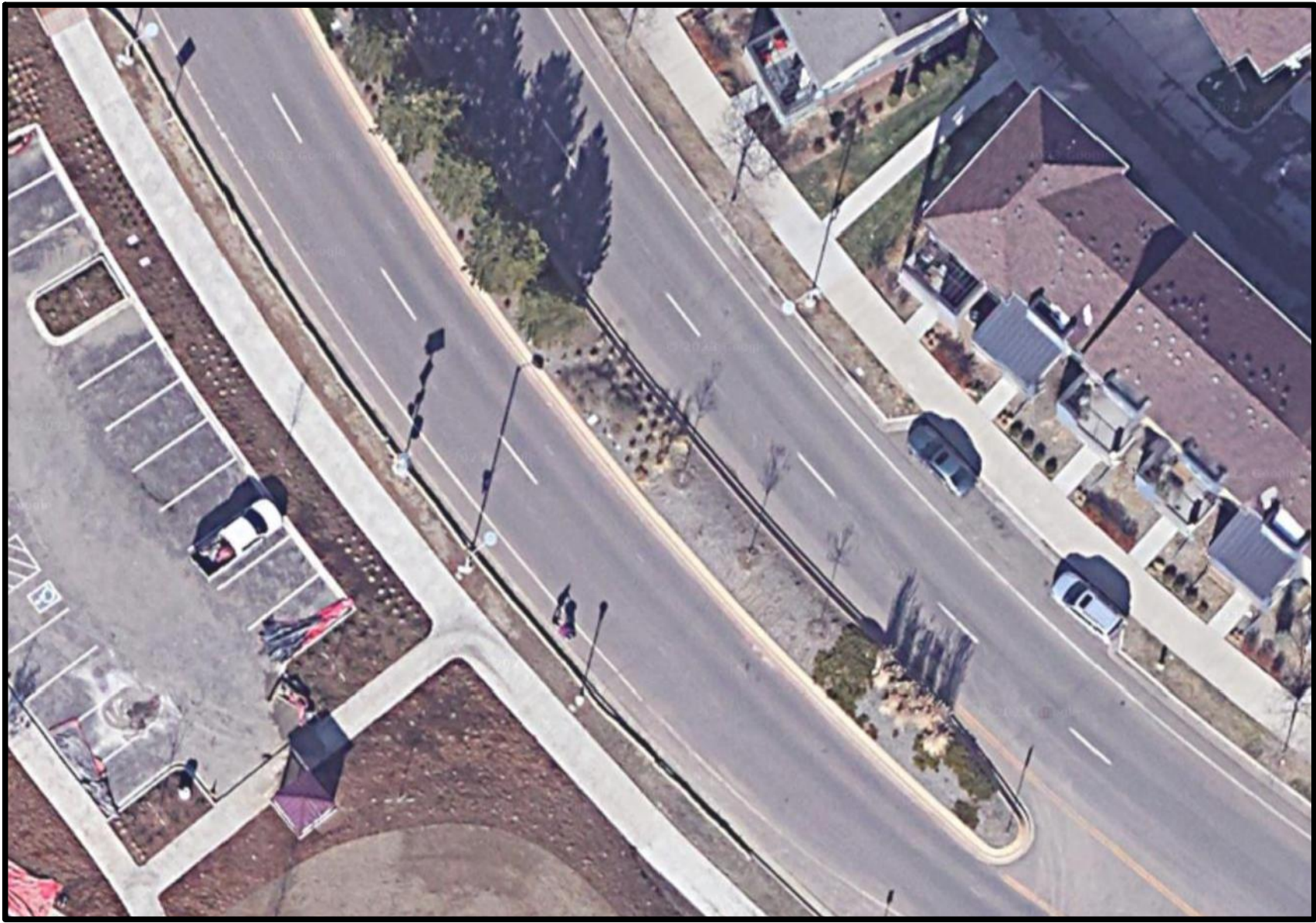


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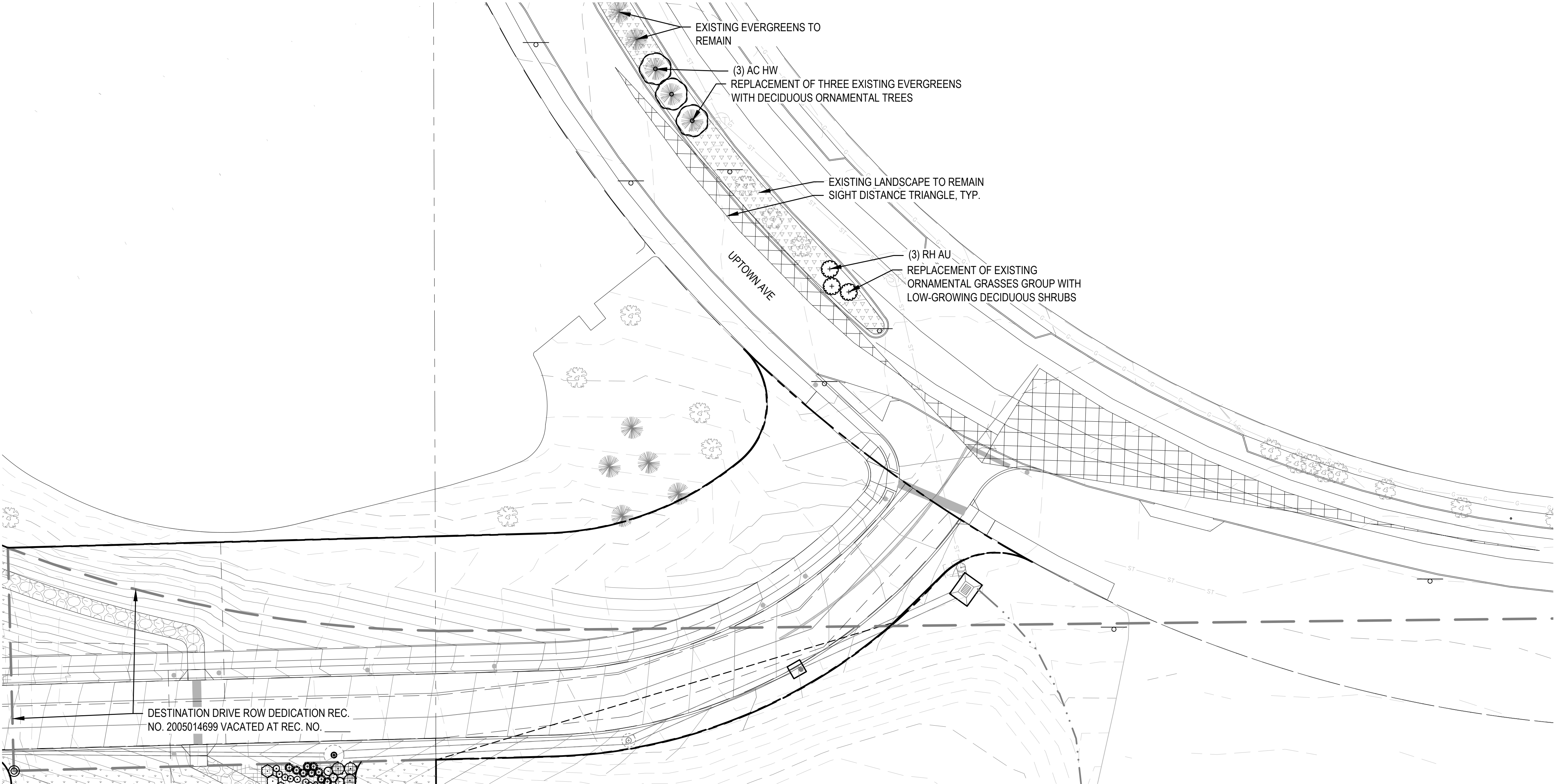


MEDIAN IMPROVEMENT PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	AC HW	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL	3
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
	RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5	3



EXISTING MEDIAN AERIAL



PROPOSED MEDIAN IMPROVEMENT

