

CITY OF AURORA APPROVALS

THE CONTEXTUAL 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 IN WITNESS THEREOF, PROLOGIS, A MARYLAND REAL ESTATE INVESTMENT TRUST, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

_____ DAY OF _____ AD, 200____
 BY: _____
 STATE OF COLORADO)SS
 COUNTY OF _____)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
 ME THIS DAY OF _____ AD, 200____ BY

 WITNESS MY HAND AND OFFICIAL SEAL

(Notary Public)
 MY COMMISSION EXPIRES _____
 NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: Robert Williams
 DATE: 11/30/04
 PLANNING DIRECTOR: Blair Watts
 DATE: _____
 PUBLIC WORKS DIRECTOR: NA
 DATE: NA
 Planning Commission: _____
 DATE: 8/11/04 (_____)
 ATTEST: _____
 DATE: _____ (City Clerk)
 CITY FORESTER: NA
 DATE: NA

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND
 RECORDER OF ADAMS COUNTY, COLORADO AT _____
 O'CLOCK _____ M, THIS _____ DAY OF _____
 AD, 200____.
 CLERK AND RECORDER: _____
 DEPUTY: _____

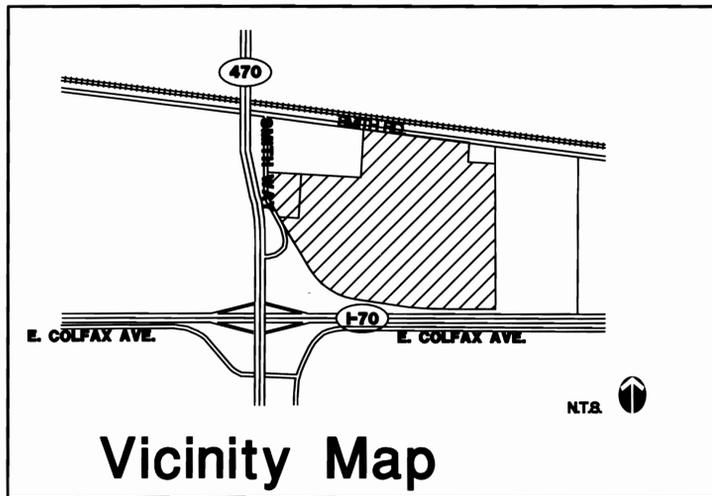
OWNER

PROLOGIS, A MARYLAND REAL ESTATE INVESTMENT TRUST
John J. Wickham
 SIGNATURE

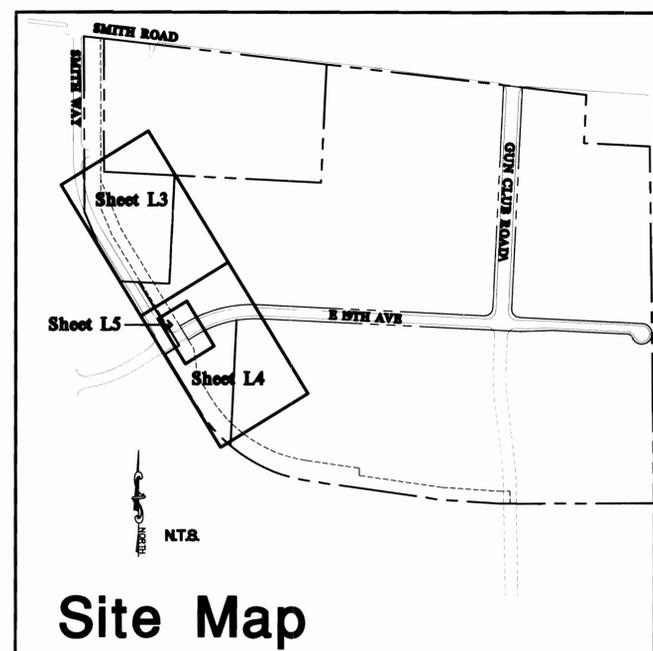
Patricia J. Nibbles First Vice President
 PRINT NAME PRINT TITLE



Suzanne Green



Vicinity Map



Site Map

SHEET INDEX

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ENTRY MONUMENT CONTEXTUAL SITE PLAN BOUNDARY

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, WHENCE THE SOUTHWEST CORNER OF SAID SECTION BEARS S89°43'26"W A DISTANCE OF 2680.59 FEET; THENCE N72°54'15"W, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 1776.45 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF PROLOGIS PARK 70 SUBDIVISION FILING NO. 2, A PLAT ON FILE AT RECEPTION NO. 200410224000004180 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE SOUTHERLYMOST CORNER OF TRACT A OF SAID PROLOGIS PARK 70 SUBDIVISION FILING NO. 2 AND THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PROLOGIS PARK 70 SUBDIVISION FILING NO. 2 THE FOLLOWING FOUR (4) COURSES:

1. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, NON-TANGENT WITH THE FOLLOWING DESCRIBED LINE, HAVING A CENTRAL ANGLE OF 18°42'19", A RADIUS OF 950.67 FEET, A CHORD BEARING N40°55'20"W A DISTANCE OF 308.98 FEET AND AN ARC LENGTH OF 310.36 FEET;
2. THENCE N31°34'10"W A DISTANCE OF 110.85 FEET;
3. THENCE N31°34'10"W A DISTANCE OF 260.26 FEET;
4. THENCE N58°25'50"E A DISTANCE OF 63.99 FEET;

THENCE N31°34'03"W, TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 832.04 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, NON-TANGENT WITH THE FOLLOWING DESCRIBED LINE, HAVING A CENTRAL ANGLE OF 25°03'58", A RADIUS OF 876.00 FEET, A CHORD BEARING N19°02'04"W A DISTANCE OF 380.19 FEET AND AN ARC LENGTH OF 383.24 FEET TO A POINT ON THE WESTERLY PROLOGATION OF THE SOUTHERLY BOUNDARY LINE OF LOT 1, BLOCK 1, PROLOGIS PARK 70 SUBDIVISION FILING NO. 1, A PLAT ON FILE AT RECEPTION NO. C1103510 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE S87°18'17"W, ALONG SAID WESTERLY PROLONGATION AND THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, BLOCK 1, PROLOGIS PARK 70 SUBDIVISION FILING NO. 1, A DISTANCE OF 561.23 FEET TO THE NORTHEAST CORNER OF TRACT A OF SAID PROLOGIS PARK 70 SUBDIVISION FILING NO. 1;

THENCE S02°41'43"W, ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT A, PROLOGIS PARK 70 SUBDIVISION FILING NO. 1, A DISTANCE OF 651.07 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;

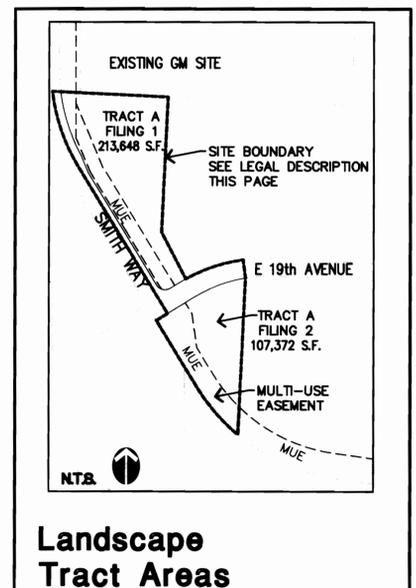
THENCE S27°43'47"E, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 253.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 19th AVENUE AS DESCRIBED IN SAID PROLOGIS PARK 70 SUBDIVISION FILING NO. 2;

THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, NON-TANGENT WITH THE FOLLOWING DESCRIBED LINE, HAVING A CENTRAL ANGLE OF 21°07'53", A RADIUS OF 797.00 FEET, A CHORD BEARING N71°36'08"E A DISTANCE OF 292.28 FEET AND AN ARC LENGTH OF 293.94 FEET;

THENCE S07°49'55"E, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 88.03 FEET TO THE NORTHEAST CORNER OF TRACT A OF SAID PROLOGIS BUSINESS PARK 70;

THENCE S02°41'43"W, ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT A, PROLOGIS BUSINESS PARK 70 SUBDIVISION FILING NO. 2, A DISTANCE OF 756.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 548,269 SQUARE FEET OR 12.587 ACRES MORE OR LESS.



Landscape Tract Areas

REVISIONS:

1st Submittal	June 4, 2004
2nd Submittal	July 2, 2004
Final Mylar Submittal	Nov. 10, 2004

dhm design
 corporation
 1390 Lawrence St., Suite 100
 Denver, Colorado 80204
 Phone: 303.892.5566
 Fax: 303.892.4984
 www.dhmdesign.com
 An Employee-Owned Company

ENTRY & OPEN SPACE PARK 70
 CSP with Waivers - City of Aurora
 Aurora, Colorado

PROJECT NO. 03118.00
 SHEET TITLE:
 DRAWN BY: CHECKED BY:



14100 East 35th Place
 Aurora, Colorado 80011
 Phone: 303.375.9292
 Fax: 303.576.2604

REV: 10.04.04
 DATE: 7.02.04 SHEET: **L1**

GENERAL NOTES

- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions, area discrepancies and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Authorized Representative. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notifications.
- Contractor shall be responsible for making himself familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for costs incurred due to damage and take replacement of said utilities. Location of existing utilities shall be verified by the contractor prior to actual construction. For information contact: Denver Information Group 303-534-6100.
- The developer, his successors and assigns shall be responsible for the installation, maintenance & replacement of all landscaping materials shown or indicated on the approved Contextual Site Plan or Landscape Plan on file in the Planning Department.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish all construction operations. All piping, conduit, sleeves, etc., shall be set in place prior to installation of construction items.
- All existing improvements, to remain shall be properly and adequately protected from damage during construction operations. It shall be the responsibility of the Contractor to restore to the original condition any existing items that are damaged or disturbed in any way. All materials to be reused or salvaged shall be stored in an area designated by the Owner for that purpose. All salvaged materials shall remain the property of the Owner.
- All materials specified to be removed shall be disposed of off-site per local codes and regulations.
- All plantings within sight distance triangles will have a maximum mature height of 42 inches (or less) above the elevation of the gutter.
- All crossings or encroachments by private landscape irrigation lines or systems into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to the city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems.
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- 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 and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, et cetera 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 and accepts the terms, conditions and requirements of this note.
- The contractor shall follow the landscape plan. Any discrepancies between the plan and field conditions shall be reported to the Owner's Authorized Representative before proceeding with work.
- The contractor shall warranty all plant materials, workmanship, & irrigation system for a period of one full Year from final acceptance. All native seed shall be guaranteed for two full growing seasons after final acceptance.
- Notify Owner's Authorized Representative for inspection and/or approval of landscape materials and irrigation products prior to installation.
- All irrigated landscape areas will be irrigated with a fully automatic underground irrigation system. Automatic rain shut-off sensors are required.
- Drill all native seed areas with a slope of 4:1 or flatter. For areas with slopes steeper than 4:1, hand broadcast native seed, lightly rake in seed, & hydro-mulch entire area.
- If there is a discrepancy between the plant counts on the call-outs on the plans & the actual number of plants depicted on the plans, the contractor is responsible for installing the actual number of plants as depicted on the plans.
- All planting areas are to be amended with well decomposed compost approved by the Landscape architect or A-1 Organics' BioComp. Soil amendments must be tilled a minimum of 6" deep. Sod areas are to receive 5 Cu. Yds. per 1000 SF., shrub and native seed areas are to receive 4 Cu. Yds. per 1000 SF.
- All shrub beds to be contained by 4" steel edger (&/or a concrete curb or walk, as per plans) & have a min. of 4" cedar mulch. Groundcover beds will have 3" of cedar mulch.

LANDSCAPE TRACT CALCULATIONS

OPEN SPACE TRACTS	TOTAL AREA (SQ. FT.)	NON-WATER CONSERVING AREAS (SQ. FT.)	WATER CONSERVING AREAS (SQ. FT.)
A Filing 1	213,648	7,962	29,953
A Filing 2	107,372	10,250	20,834
19th St. MEDIAN	1,341	000	1,341
TOTAL	322,361	18,212	52,128

NOTES:

- Refer to the Landscape Tract Areas map on Sheet L1
- Native seed areas shall be dry-land seeded without irrigation, with the exception of the designated areas at the monument signs – see plans.
- Non-water conserving areas include irrigated sod and irrigated native seed areas within the MUE
- Water conserving areas include calculations for square footage of individual plants as well as shrub bed areas. Individual plant areas are calculated as the area to the drip line of mature plants, as requested by Vern Adam in the Utilities Department. See the two tables below.

Plants	Count	Area @ drip line (sq. ft.)	Total area (sq. ft)
3' Shrubs	163	7.07	1152
4' Shrubs	107	12.56	1344
5' shrubs	10	19.63	196
6' shrubs	49	28.26	1385
8' shrubs	44	50.24	2211
15' Trees	47	176.63	8302
25' Trees	8	490.63	3925
30' Trees	14	706.5	9891
Shrub Beds			2392

TOTAL Water-Conserving area Tract A Filing 1 30,798

Plants	Count	Area @ drip line (sq. ft.)	Total area (sq. ft)
3' Shrubs	82	7.07	580
4' Shrubs	52	12.56	653
5' shrubs	29	19.63	569
6' shrubs	15	28.26	424
8' shrubs	31	50.24	1557
15' Trees	55	176.63	9715
25' Trees	3	490.63	1472
30' Trees	5	706.5	3533
Shrub Beds			2613

TOTAL Water-Conserving area Tract A Filing 2 21,116

LANDSCAPE PLANTING REQUIREMENTS

OPEN SPACE TRACTS	TOTAL AREA (SQ. FT.)	TREES REQUIRED (1/4000 S.F)	TREES PROVIDED	SHRUBS REQUIRED (10/4000 S.F)	SHRUBS PROVIDED	ORNAMENTAL GRASSES PROVIDED
A Filing 1	213,648	53	72	530	474	107
A Filing 2	107,372	27	63	270	304	144

NOTE: Plant counts include shrubs, grasses, & trees at entry monuments

Street Frontage Landscape Requirements (1 Tree / 40 L.F.)

Street	Frontage Length Linear Feet	# Trees Required	# Trees Provided
E 19th Ave.	328	8	8
Smith Way	1090	27	0**

**NOTE: See initial submission review comments (May 13, 2004) for acceptance of waiver application.

1st Submittal	June 4, 2004
2nd Submittal	July 2, 2004
Final Mylar Submittal	Nov. 10, 2004



ENTRY & OPEN SPACE
PARK 70
 CSP with Waivers - City of Aurora
 Aurora, Colorado

PROJECT NO.	03118.00
SHEET TITLE:	
DRAWN BY:	CHECKED BY:

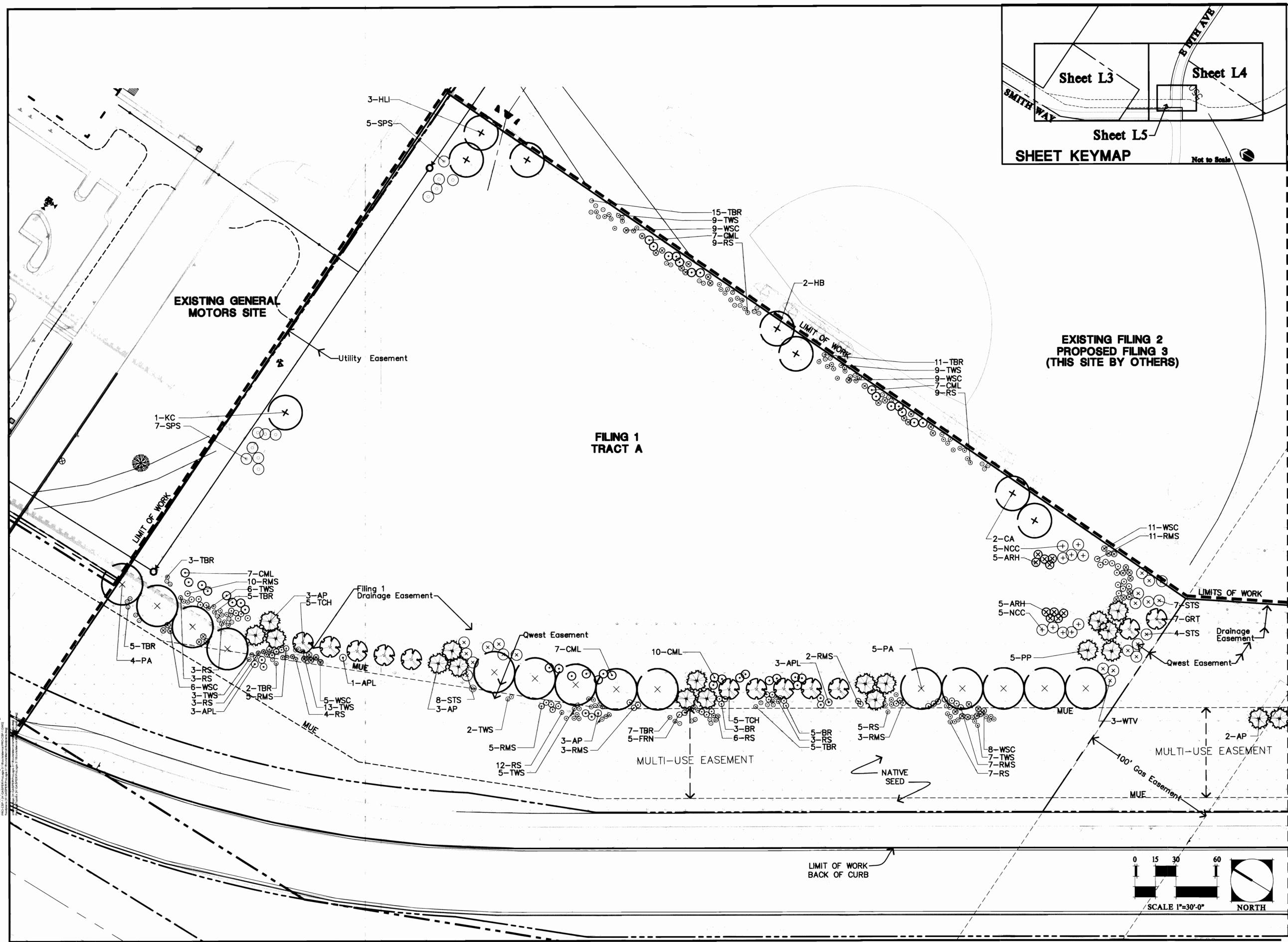
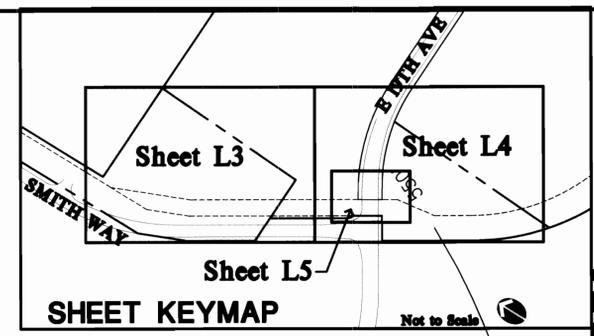


14100 East 35th Place
 Aurora, Colorado 80011
 Phone: 303.375.9292
 Fax: 303.576.2604

MINOR AMENDMENT:
 10.14.04
 REV: 10.04.04
 DATE: 7.02.04 SHEET: **L2**

REVISIONS:	
1st Submittal	June 4, 2004
2nd Submittal	July 2, 2004
Final Mylar Submittal	Nov. 10, 2004

d h m design
 corporation
 1300 Lawrence St., Suite 100
 Denver, Colorado 80204
 Phone: 303.892.5566
 Fax: 303.892.4984
 www.dhmdesign.com
 An Employee-Owned Company



**ENTRY & OPEN SPACE
 PARK 70**
 CSP with Waivers - City of Aurora
 Aurora, Colorado

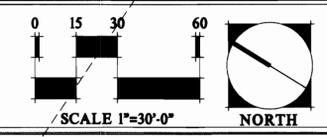
MATCHLINE - SEE SHEET L4

PROJECT NO.	03118.00
SHEET TITLE:	
DRAWN BY:	CHECKED BY:



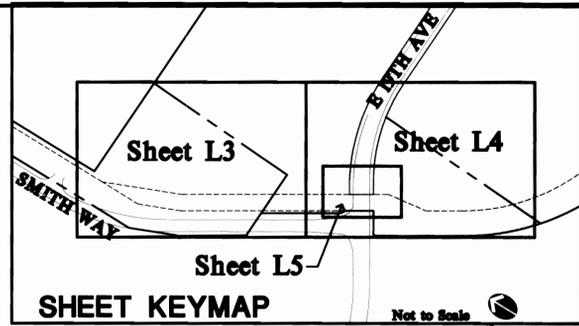
14100 East 35th Place
 Aurora, Colorado 80011
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 Fax: 303.576.2604

MINOR AMENDMENT:
 10.14.04
 REV: 10.04.04
 DATE: 7.02.04 SHEET: **L3**

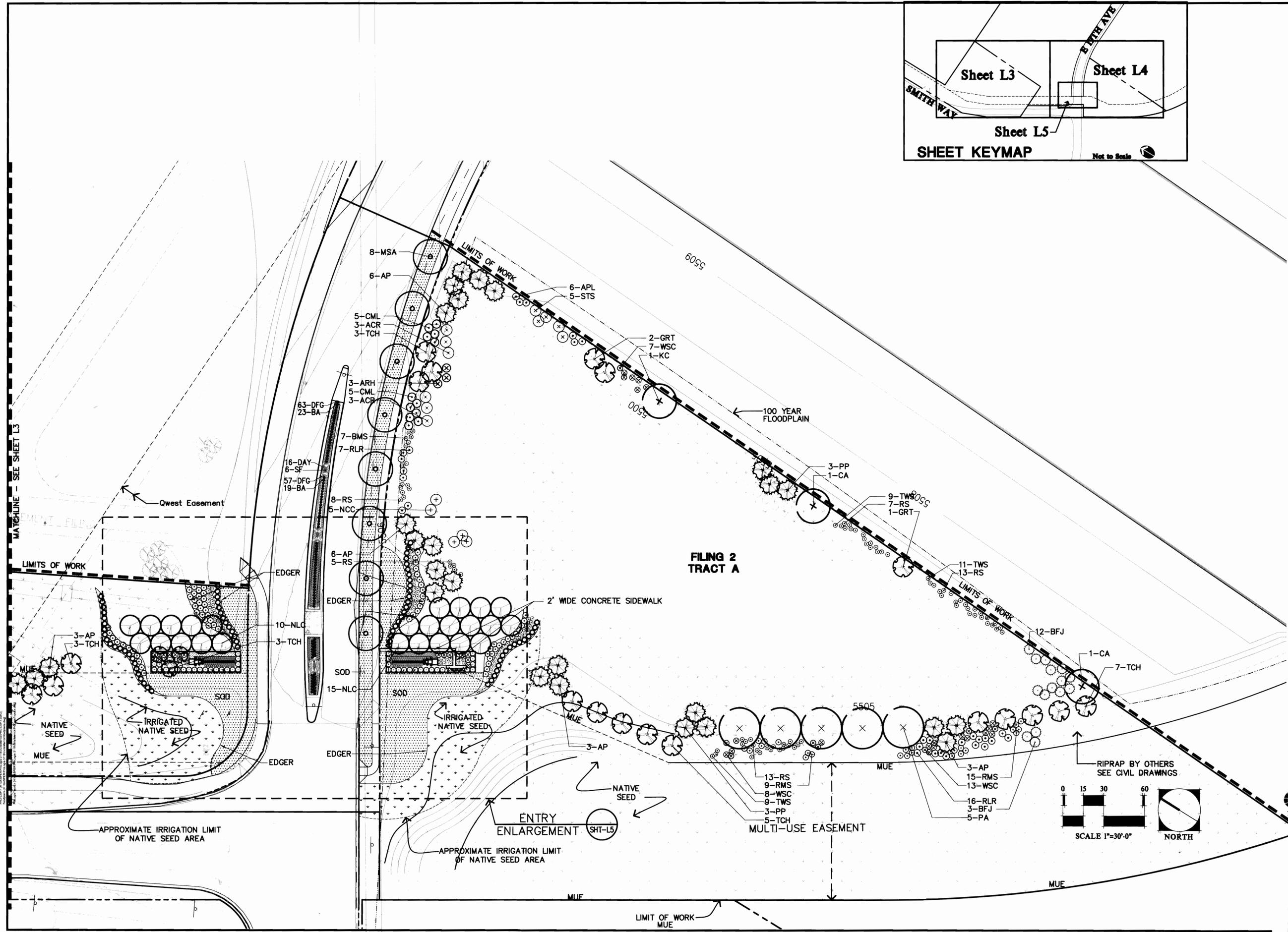


REVISIONS:
 1st Submittal June 4, 2004
 2nd Submittal July 2, 2004
 Final Mylar Submittal Nov. 10, 2004

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**ENTRY & OPEN SPACE
 PARK 70**
 CSP with Waivers - City of Aurora
 Aurora, Colorado



PROJECT NO. 03118.00
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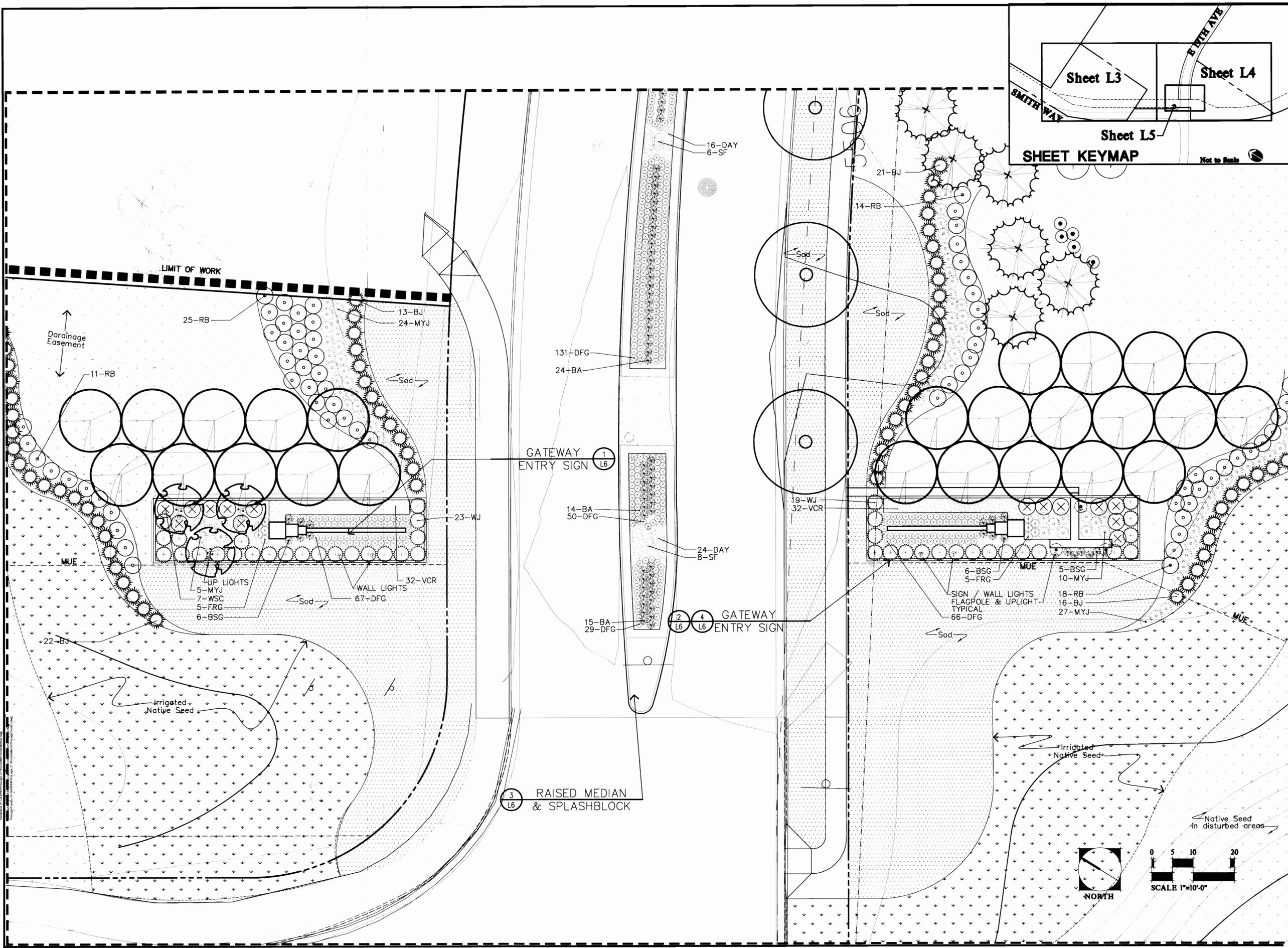
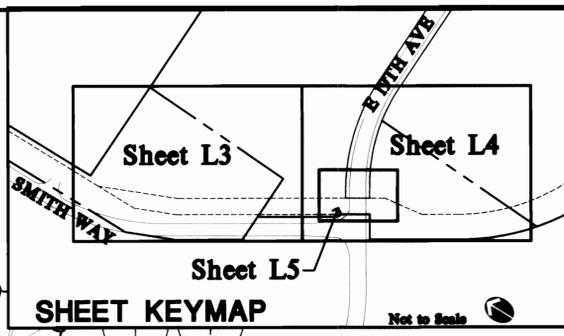


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MINOR AMENDMENT:
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 REV.: 10.04.04
 DATE: 7.02.04 SHEET: **L4**

REVISIONS:	
1st Submittal	June 4, 2004
2nd Submittal	July 2, 2004
Final Mylar	
Submittal	Nov. 10, 2004

dhm design
 corporation
 1390 Lawrence St., Suite 100
 Denver, Colorado 80204
 Phone: 303-892-5566
 Fax: 303-892-4994
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**ENTRY & OPEN SPACE
 PARK 70**
 CSP with Waivers - City of Aurora
 Aurora, Colorado

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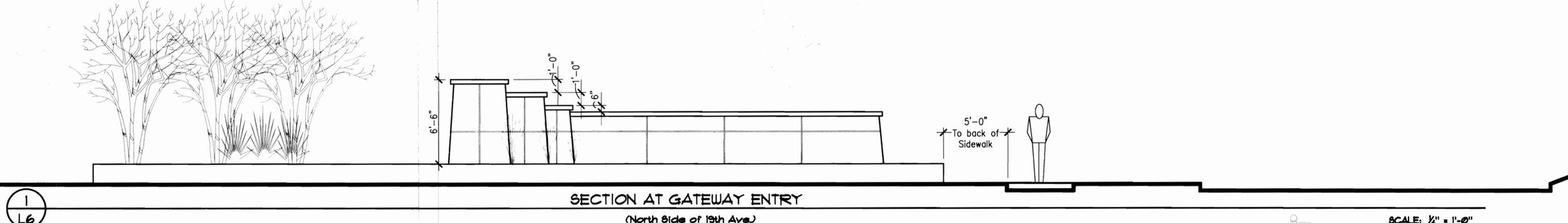
MINOR AMENDMENT:
 10.14.04
 REV: 10.04.04
 DATE: 7.02.04 SHEET:

L5

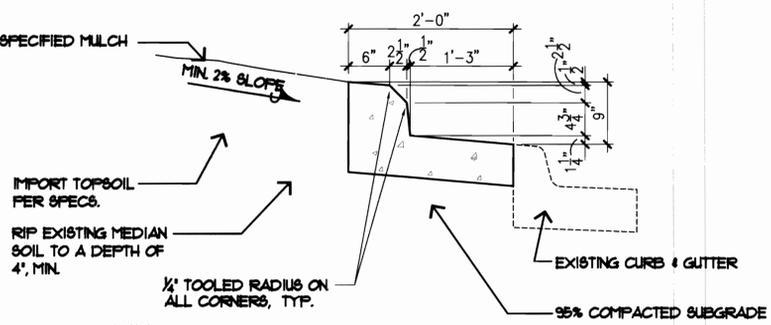
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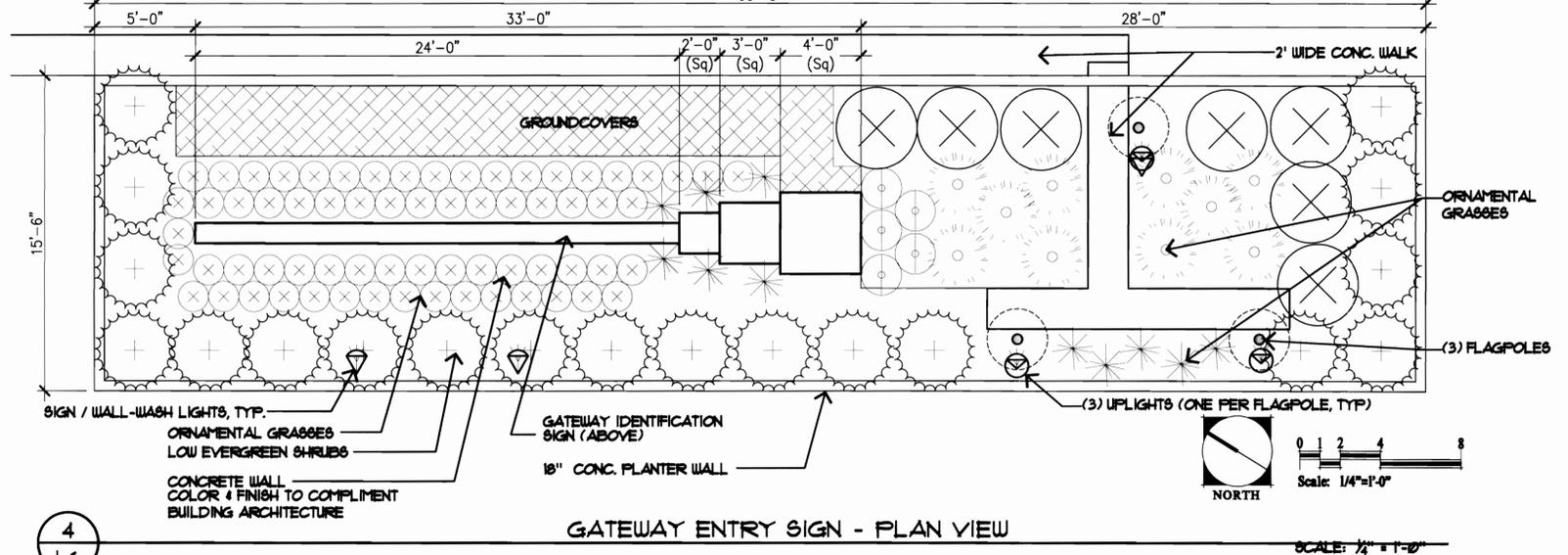
**ENTRY & OPEN SPACE
 PARK 70**
 CSP with Waivers - City of Aurora
 Aurora, Colorado



NOTE:
 CAST IN PLACE CONCRETE WALLS WILL
 BE STAINED TO MATCH ARCHITECTURAL
 ELEMENTS WITHIN THE INDUSTRIAL PARK



- NOTES:
- CONTROL JOINTS IN CONCRETE SPLASHBLOCK TO MATCH EXISTING CURB & GUTTER JOINTS (APPROXIMATELY 10'-0" O.C.)
 - PROVIDE EXPANSION JOINTS AT 10' O.C. UNLESS OTHERWISE NOTED IN SPECS.
 - SPLASHBLOCK ANY BE SLIP-FORMED AS LONG AS IT CONFORMS WITH CITY OF AURORA STANDARDS.
 - CONCRETE MUST CONFORM THE CITY OF AURORA STANDARDS FOR CURB & GUTTER.



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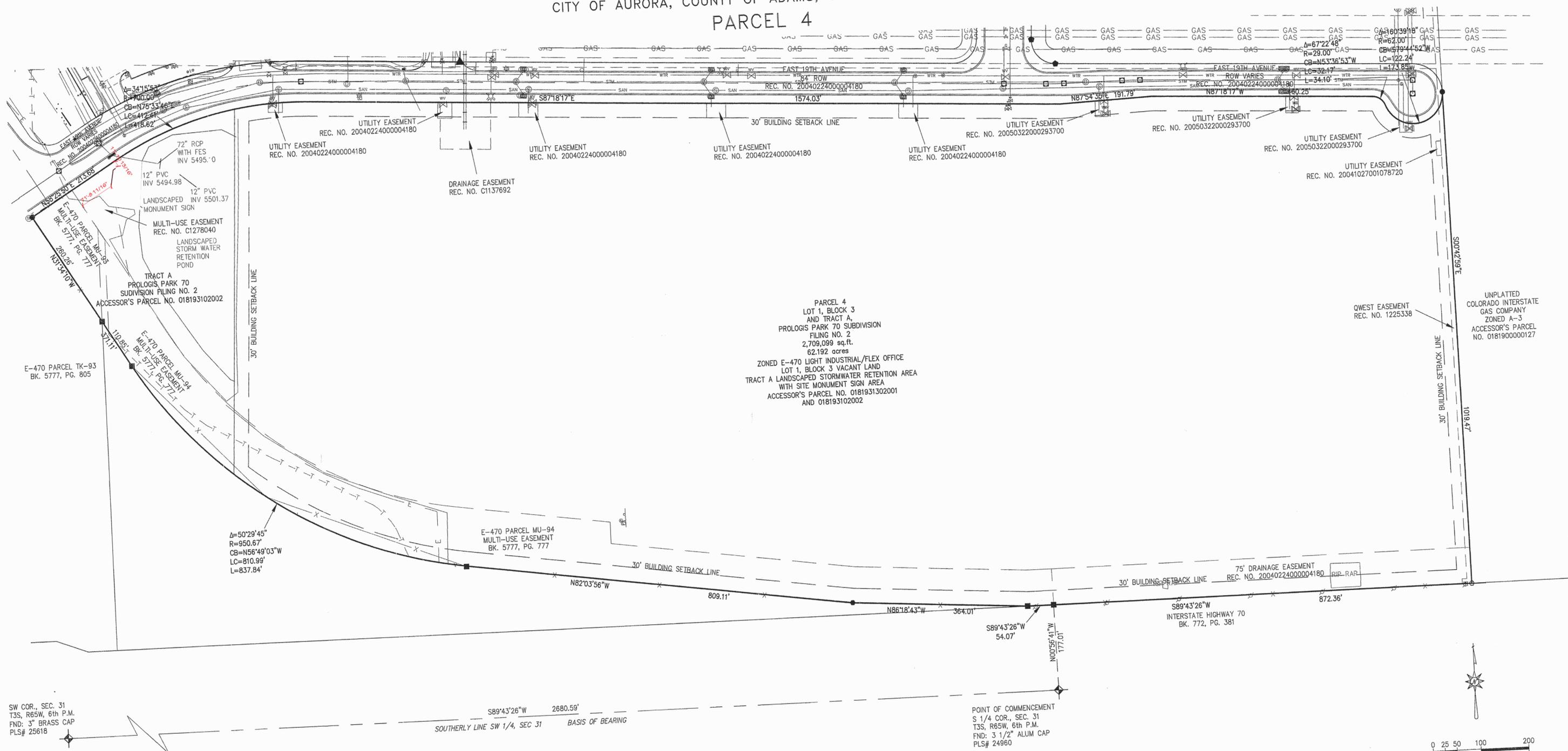
MINOR AMENDMENT:
 10.14.04
 REV: 10.04.04
 DATE: 7.02.04 SHEET: **L6**

ALTA/ACSM LAND TITLE SURVEY

A PART OF TRACT A, PROLOGIS PARK 70 SUBDIVISION FILING NO. 1
 A PART OF LOT 1, BLOCK 1, ALL OF LOT 1, BLOCK 2, LOT 1, BLOCK 3, TRACT A
 PROLOGIS PARK 70 SUBDIVISION FILING NO. 2
 AND AN UPLATTED PART OF THE SOUTHEAST QUARTER OF
 SECTION 31, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6th P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Item 2A.

PARCEL 4

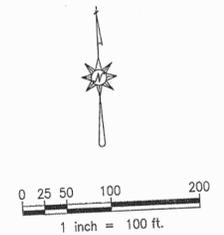


PARCEL 4
 LOT 1, BLOCK 3
 AND TRACT A,
 PROLOGIS PARK 70 SUBDIVISION
 FILING NO. 2
 2,709,099 sq.ft.
 62.192 acres
 ZONED E-470 LIGHT INDUSTRIAL/FLEX OFFICE
 LOT 1, BLOCK 3 VACANT LAND
 TRACT A LANDSCAPED STORMWATER RETENTION AREA
 WITH SITE MONUMENT SIGN AREA
 ACCESSOR'S PARCEL NO. 0181931302001
 AND 018193102002

SW COR., SEC. 31
 T3S, R65W, 6th P.M.
 FND: 3" BRASS CAP
 PLS# 25618

S89°43'26"W 2680.59'
 SOUTHERLY LINE SW 1/4, SEC 31 BASIS OF BEARING

POINT OF COMMENCEMENT
 S 1/4 COR., SEC. 31
 T3S, R65W, 6th P.M.
 FND: 3 1/2" ALUM CAP
 PLS# 24960



LEGEND

ELECTRIC BOX	□	GAS VALVE	⊕	TELEPHONE PEDESTAL	□
LIGHT POLE	☆	UNDERGROUND GAS LINE	—GAS—	UNDERGROUND TELEPHONE LINE	—T—
ELECTRIC METER	●	LANDSCAPE LIGHT	★	TRAFFIC CONTROL BOX	■
ELECTRIC MARKER	Y	METAL POST SIGN	⊥	TRAFFIC CONTROL MANHOLE	⊕
UNDERGROUND ELECTRIC LINE	—E—	WOOD POST SIGN	⊥	WATER METER	⊙
POWER POLE	⊕	SANITARY MANHOLE	⊕	WATER MANHOLE	⊕
TRANSFORMER	⊕	UNDERGROUND SANITARY LINE	—SAN—	WATER VALVE	⊕
		STORM CATCH BASIN	⊕	IRRIGATION VALVE	⊕
				IRRIGATION MANHOLE	⊕

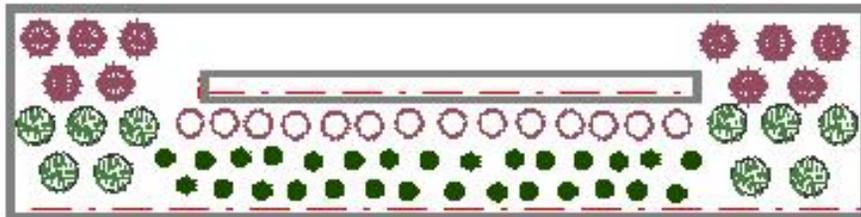
MONUMENT LEGEND

FND: 2" ALUM CAP IN RANGE BOX	□
FND: 2" ALUM CAP PLS# 29036	●
FND: 2" ALUM CAP PLS# 35601	★
FND: #4 REBAR NO CAP	▲
FND: 2 1/2" ALUM CAP E-470 ROW MONUMENT PLS# 28649	■
FND: PLASTIC CAP PLS# 24670	●
FND: PLASTIC CAP: ILLEGIBLE	○

ISSUE	DESCRIPTION	DATE	REFERENCE
	ALTA/ACSM LAND TITLE SURVEY		
	A PART OF TRACT A, PROLOGIS PARK 70 SUBDIVISION FILING NO. 1		
	A PART OF LOT 1, BLOCK 1, ALL OF LOT 1, BLOCK 2, LOT 1, BLOCK 3, TRACT A		
	PROLOGIS PARK 70 SUBDIVISION FILING NO. 2		
	AND AN UPLATTED PART OF THE SOUTHEAST QUARTER OF		
	SECTION 31, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6th P.M.		
	CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO		
SCALE	1" = 100'		
DRAWN	WHN		

Architects and Engineers
MEDDICK

Item 4A. Landscaping plan to be mirrored on both sides of drive. Both monuments are being removed and replaced.



Legend		
	Common Name	Qty
Flower, Grass		
	Grass, Feather Reed	10
Flower, Perennial		
	Daylily, Stella d'Oro	29
	Salvia, Blue May Night	14
Shrub, Deciduous		
	Barberry, Crimson Pygmy	10

PROJECT PLANT LIST, LEGEND, AND TYPICAL PLAN SYMBOLS

SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	REMARKS / SPACING	WATER REQ.	SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	REMARKS / SPACING	WATER REQ.
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SHADE TREES				
CA	Catalpa	2 1/2" min. cal., or as noted	B&B, full crown, staked Specimen Quality	L
HB	Hackberry <i>Celtis occidentalis</i>	2 1/2" min. cal., or as noted	B&B, full crown, staked Specimen Quality	L
HLI	Honey Locust, Imperial <i>Gleditsia triacanthos 'Imperial'</i>	2 1/2" min. cal., or as noted	B&B, full crown, staked Specimen Quality	L
KC	Kentucky Coffee Tree <i>Gymnocladus dioica</i>	2 1/2" min. cal., or as noted	B&B, full crown, staked Specimen Quality	L
NLC	Narrowleaf Cottonwood <i>Populus angustifolia</i>	2 1/2" min. cal., or as noted	B&B, full crown, staked Specimen Quality	M
MSA	Marshall Ash <i>Frax. pennsylvanica 'Marshall'</i>	2 1/2" min. cal., or as noted	B&B, full crown, staked Specimen Quality	L
PA	Patmore Ash <i>Frax. pennsylvanica 'Patmore'</i>	2 1/2" min. cal., or as noted	B&B, full crown, staked Specimen Quality	L

ORNAMENTAL TREES				
GRT	Golden Rain Tree <i>Koelreuteria paniculata</i>	2" Cal.	B&B, specimen quality, staked	L
TCH	Thornless Cockspur Hawthorn <i>Crataegus crus-galli inermis</i>	2 1/2" Cal. or as noted	B&B, specimen quality, staked	L

EVERGREEN TREES				
AP	Austrian Pine <i>Pinus nigra</i>	6' ht. min., or as noted	B&B, full form, guyed Specimen Quality	L
PP	Ponderosa Pine <i>Pinus ponderosa</i>	6' ht. min., or as noted	B&B, full form, guyed Specimen Quality	L

EVERGREEN SHRUBS				
BJ	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	#5 18"-24" spread	48" o.c., max.	L
BFJ	Blue Pfitzer Juniper <i>Juniperus x media 'Pfitzeriana Glauca'</i>	#5 18"-24" spread	8' o.c., max.	L
WJ	Wilton Carpet Juniper <i>Juniperus horizontalis 'Wiltoni'</i>	#5 18"-24" spread	48" o.c., max.	L

SHRUBS				
RS	Russian Sage <i>Perovskia atriplicifolia</i>	#5 18" - 24" spread, 5 canes min.	36" o.c.	L
TBR	Tall Blue Rabbitbrush <i>Chrysothamnus nauseosus albicaulis</i>	#5 18" - 24" spread, 5 canes min.	36" o.c.	L
BMS	Blue Mist Spirea <i>Caryopteris x clandonensis 'Blue Mist'</i>	#5 18" - 24" spread, 5 canes min.	36" o.c.	L

Small Shrubs (3')

 Irrigated Sod

 The Native Seed Mixes include: Little Bluestem, Sideoats grama, Western wheatgrass, Needle and thread, Blue grama, Slender wheatgrass, and Idaho fescue.

SHRUBS CONT'D				
BR	Boulder Raspberry <i>Rubus deliciosus</i>	#5 18" - 24" spread, 5 canes min.	48" o.c.	L
RMS	Rocky Mountain Sumac <i>Rhus glabra var. cismontana</i>	#5 18" - 24" spread, 5 canes min.	48" o.c.	L
FRN	Fernbush <i>Chamaebatiaria millefolium</i>	#5 18" - 24" spread, 5 canes min.	48" o.c.	L
RB	Redleaf Barberrry <i>Berberis thunbergii 'Atropurpurea'</i>	#5 18" - 24" spread, 5 canes min.	48" o.c.	M
TWS	Tall Western Sage <i>Artemisia tridentatum</i>	#5 18" - 24" spread, 5 canes min.	48" o.c.	L
WSC	Western Sand Cherry <i>Prunus besseyi</i>	#5 18" - 24" spread, 5 canes min.	48" o.c.	L
APL	Apache Plume <i>Fallugia paradoxa</i>	#5 18" - 24" spread, 5 canes min.	60" o.c.	L
RLR	Red Leaved Rose <i>Rosa glauca</i>	#5 18" - 24" spread, 5 canes min.	60" o.c.	L
ARH	Arnold's Red Honeysuckle <i>Lonicera tartarica 'Arnold's Red'</i>	#5 18" - 24" spread, 5 canes min.	72" o.c.	M
CML	Common Lilac <i>Syringa vulgaris</i>	#5 18" - 24" spread, 5 canes min.	72" o.c.	L
ACR	Austrian Copper Rose <i>Rosa foetida 'Bicolor'</i>	#5 18" - 24" spread, 5 canes min.	8' o.c.	L
STS	Staghorn Sumac <i>Rhus Typhina</i>	#5 18" - 24" spread, 5 canes min.	8' o.c.	L
SPS	Siberian Peashrub <i>Caragana arborescens</i>	#5 18" - 24" spread, 5 canes min.	8' - 10' o.c.	L
NCC	Native Chokecherry <i>Prunus Virginiana Melanocarpa</i>	#5 18" - 24" spread, 5 canes min.	10' o.c.	M
WTV	Wayfaringtree Viburnum <i>Viburnum lantana</i>	#5 18" - 24" spread, 5 canes min.	8' o.c.	L

PERENNIALS & GRASSES				
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BA	Blue Avena Grass <i>Helictotrichon sempervirens</i>	#1	Fully Established 24" o.c.	L
DFG	Dwarf Fountain Grass <i>Pennisetum alopecuroides 'Hamlen'</i>	#1	Fully Established 18" o.c.	L
BSG	Blue Switch Grass <i>Panicum virgatum 'Heavy Metal'</i>	#1	Fully Established 24" o.c.	M
DAY	Daylily <i>Hemerocallis 'Stella de Oro'</i>	#1	Fully Established 24" o.c.	L
DMG	Dwarf Maiden Grass <i>Miscanthus sinensis 'Adagio'</i>	#1	Fully Established 24" o.c.	M
FRG	Feather Reed Grass <i>Grass, Calamagrostis acutiflora 'Karl Foerster'</i>	#1	Fully Established 24" o.c.	M
PRG	Ribbon Grass <i>Phalaris arundinacea 'Pivta'</i>	4" Pots	Fully Established 24" o.c.	L
SF	Showy Fleabane <i>Erigeron speciosa</i>	#1	Fully Established 24" o.c.	M
VCR	Crystal River Speedwell <i>Veronica 'Crystal River'</i>	4" Pots	Fully Established 24" o.c.	M



**ENTRY & OPEN SPACE
 PARK 70**
 CSP with Waivers - City of Aurora
 Aurora, Colorado

PROJECT NO.	03118.00
SHEET TITLE:	
DRAWN BY:	CHECKED BY:



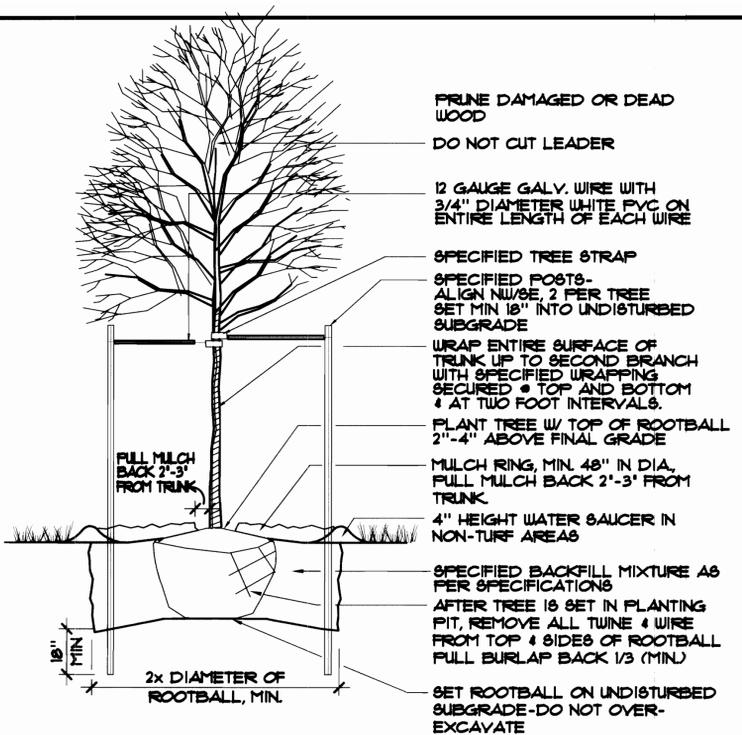
14100 East 35th Place
 Aurora, Colorado 80011
 Phone: 303.375.9292
 Fax: 303.576.2604

REVISIONS:

1st Submittal	June 4, 2004
2nd Submittal	July 2, 2004
Final Mylar Submittal	Nov. 10, 2004

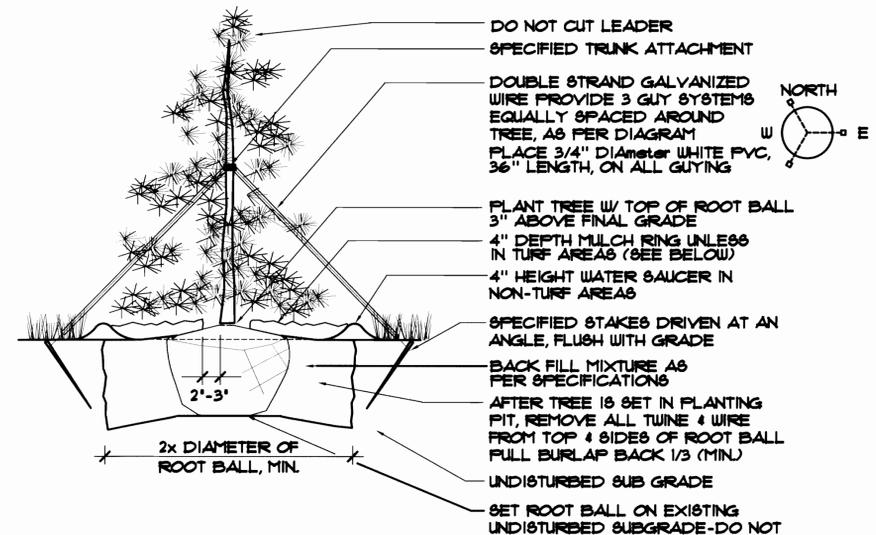
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 Denver, Colorado 80204
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**ENTRY & OPEN SPACE
 PARK 70**
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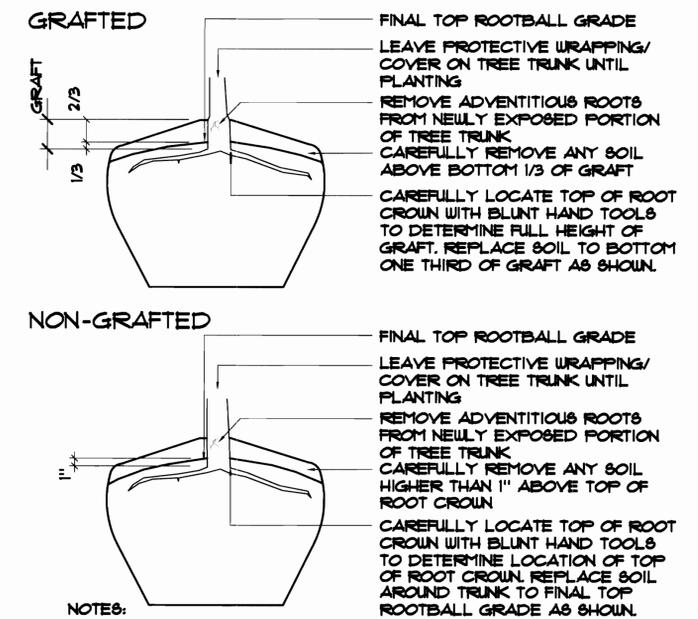
NOTE: MULCH SHOULD BE 4" DEEP IN NON-TURF AREAS, MULCH SHOULD BE 2" DEEP IN LAWN AREAS.

1
 LBX DECIDUOUS TREE PLANTING
 NOT TO SCALE



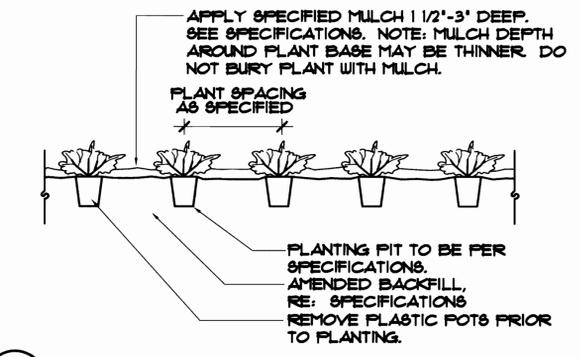
NOTES:
 1. FULL MULCH BACK 2' TO 3' FROM TRUNK OF TREE
 2. INSTALL SPECIFIED MULCH TO DRIP LINE OF TREE WHERE PLANTED IN LAWN AREAS. MULCH TO BE 2" DEEP IN LAWN AREAS.
 3. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2
 LB EVERGREEN TREE PLANTING
 NOT TO SCALE



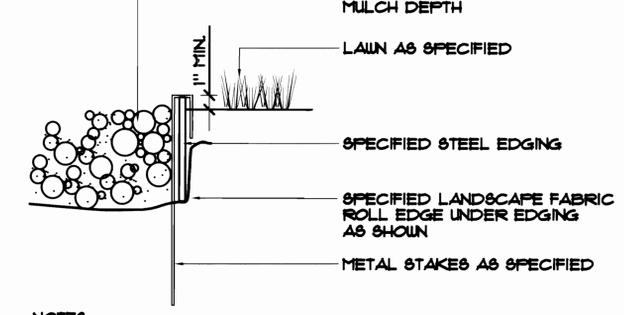
NOTES:
 1. ALL WORK TO BE DONE AT TIME OF PLANTING
 2. FEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.

3
 LB FINAL TOP ROOTBALL GRADE
 NOT TO SCALE



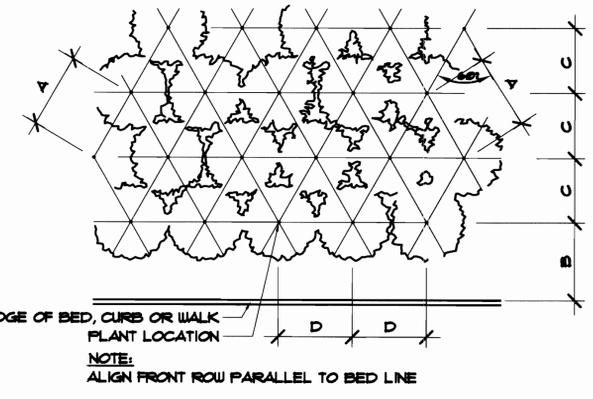
6
 LB PERENNIALS & GROUND COVERS
 NOT TO SCALE

PLANT SPACING	A	B	C	D
6"	6"	6"	5"	6"
8"	8"	6"	7"	8"
12"	12"	8"	10"	12"
18"	18"	9"	15"	18"
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

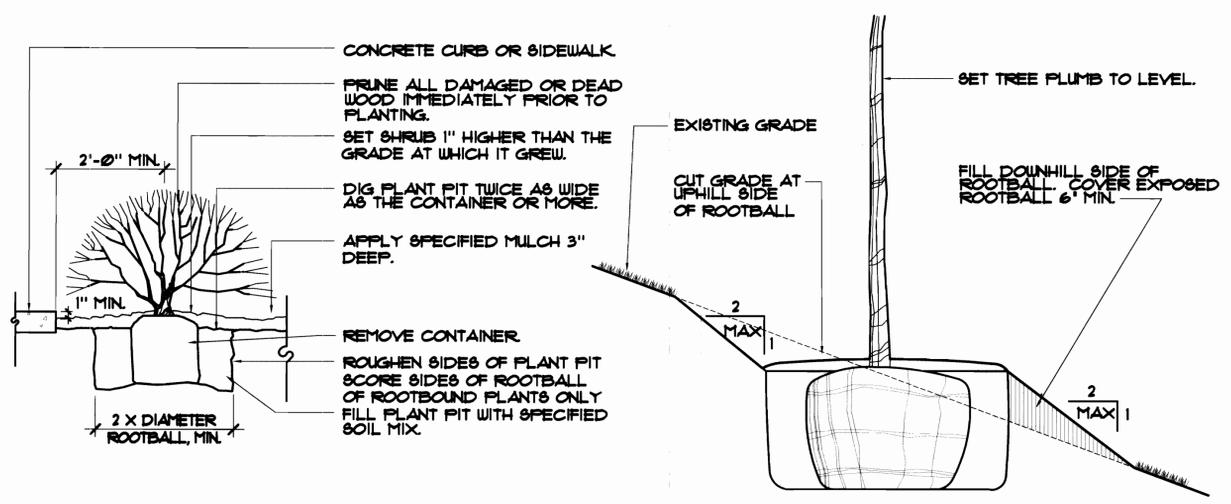


NOTES:
 1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 3. ALL JOINTS TO BE SECURELY STAKED.
 4. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

7
 LB STEEL EDGER
 NOT TO SCALE



8
 LB SHRUB/FLOWER/GROUND COVER
 PLANTING LAYOUT TRIANGULAR SPACED
 NOT TO SCALE



NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB

NOTE: REFER TO VARIOUS SPECIFIC TREE INSTALLATION DETAILS FOR STAKING, GUYING, MULCHING, ETC.

NOTE: THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1.

4
 LB SHRUB PLANTING
 NOT TO SCALE

5
 LB TREE PLANTING ON SLOPE
 NOT TO SCALE

PROJECT NO. 03118.00
 SHEET TITLE:
 DRAWN BY: CHECKED BY:

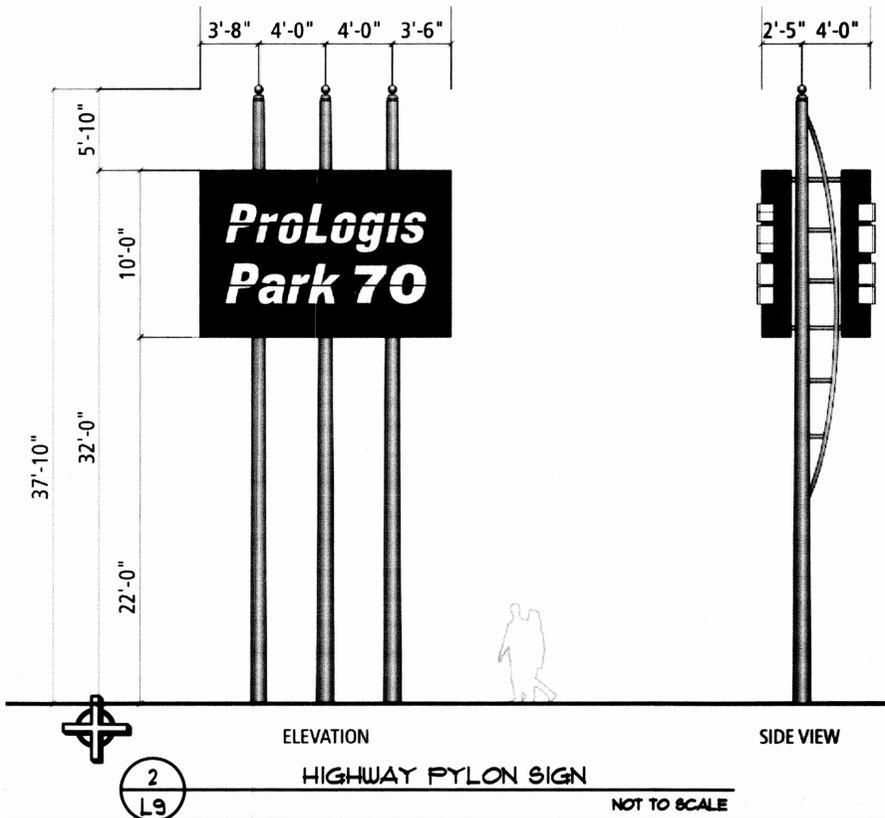
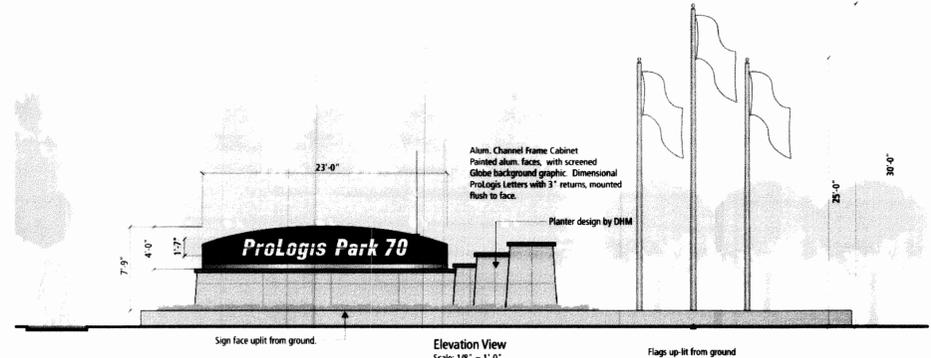
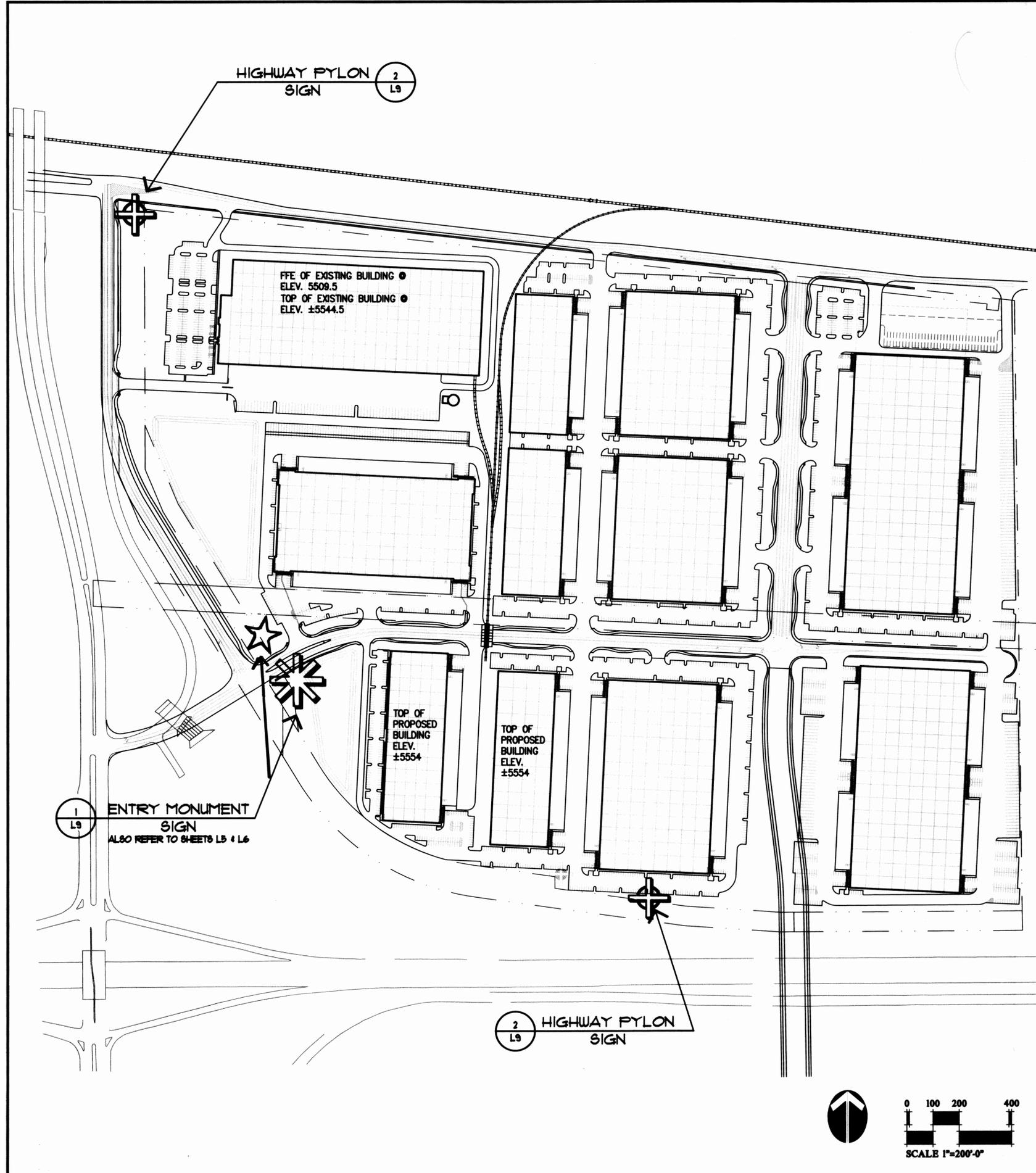
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 Aurora, Colorado 80011
 Phone: 303.375.9292
 Fax: 303.576.2604

REV: 10.04.04
 DATE: 7.02.04 SHEET: **L8**

REVISIONS:	
1st Submittal	June 4, 2004
2nd Submittal	July 2, 2004
Final Mylar Submittal	Nov. 10, 2004
Minor Amendment Re-submittal	Jan. 12, 2005

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 CSP with Waivers - City of Aurora
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PROJECT NO.	03118.00
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 Aurora, Colorado 80011
 Phone: 303.375.9292
 Fax: 303.576.2604

MINOR AMENDMENT:
 10.14.04
 REV.: 10.04.04
 DATE: 7.02.04 SHEET: **L9**



May 3rd, 2024

To: City of Aurora

Re: Approval of new signs at Park 70

To whom this letter may concern,

I Keiffer Garton approve the proposed signs that AGI is presenting. If you need anything further, please feel free to reach out to me.

DocuSigned by:

Keiffer Garton

07 May 2024

19534C1D289C495...

Keiffer Garton

Date

President of Park 70 Metropolitan District

303-567-5193

Kgarton@prologis.com

Re: Prologis Park 70 Justification letter

Date: 03/06/2024

Thank you for the opportunity to present our justification for the proposed sign improvement package. We believe this proposal is designed within guidelines and meets sign code criteria for the Interpark 70 development.

The Interpark 70 area has grown considerably with multiple new structures that represent a more modern industrial area. The original signs E01 & E02 that are placed at 23655 E 19th Ave and 24000 E 19th Ave are showing the age of their creation and we feel they do not properly represent the architectural value of this development. The current gateways are also showing their age with stress cracks and failing stone elements and are not good candidates to rebuild. The foundations of large concrete bases would be very difficult to engineer for the addition of new structural elements and we have determined it is best they are demised. We request your consideration(s) for removal of the existing concrete and stone signs and Install with our new purposed design(s).

The new designs and additional gateway signs N01 located at 22905 E 19th Ave and 21800 E 19th ave will present a form of wayfinding for this area. The new design will have visibility from the interchange of I-70 and E470 and will provide informational content to identify the Prologis development. Due to the increased traffic from delivery vehicles and including large profile freight vehicles we received feedback from drivers that these types of signs help them find their way. The proposed signs designed to mimic the architectural signals used by the existing signs in the project – note the color scheme, materials, and slight curve at the top. This repetition creates a cohesive visual signal that binds the park together. Additionally, locating these visually significant signs at the main entrances to the development will help to create a greater sense of place upon arrival and departure. To ensure this cohesive image does not deteriorate over time, the proposed signs will be made from Aluminum Composite Material (ACM) sheeting, which carries a 20-year warranty against fading; thus, guaranteeing their beautiful appearance for decades to come.

Thank you again for considering this proposal; we are eager to hear your thoughts on the matter.

Regards,

Madison Hedrick | AGI
2820 Crusader Circle
Virginia Beach, VA 23453
Phone: 757-560-5463

Carissa Shafer | Greenline Sign Services
10500 Havana CT, Unit F
Brighton, CO 80601
Phone: 720-708-2048

Item 2C.