

PROPERTY OWNERS

DIBC CARGO, LLC
 H. RICKEY WELLS
 C/O L.C. FULENWIDER, INC.
 1125 SEVENTEENTH ST. SUITE 2500
 DENVER, CO 80202
 303-295-3071

HIGHPOINT BULWIP ACQUISITION, LLC

PAUL HYDE
 800 LASALLE AVE., SUITE 1210
 MINNEAPOLIS, MINNESOTA 55402
 612-845-1991

CONTACTS

CIVIL ENGINEER/ SURVEYOR:

MARTIN/MARTIN INC.
 PAT HORN PE.
 12499 WEST COLFAX AVE.
 LAKEWOOD, CO 80215
 303-431-6100

OWNER'S REPRESENTATIVE:

SILVERBLUFF COMPANIES
 TED L. LAUDICK
 303-638-9553

LANDSCAPE ARCHITECT:

NORRIS DESIGN
 DAVID LANE, PLA, LEED AP
 1101 BANNOCK ST.
 DENVER, CO 80204
 303-892-1166

SITE PLAN DATA BLOCK:

- PROPOSED SIDEWALK AREA: 60,970± SQ FT (1.40± ACRES)
- PROPOSED ROADWAY ASPHALT AREA: 130,528± SQ FT (3.00± ACRES)
- PROPOSED LANDSCAPE AREA: 58,801± SQ FT (1.35± ACRES)
- PRESENT ZONING CLASSIFICATION: AIRPORT DISTRICT (AD)
- OVERALL ISP DISTURBANCE AREA: 329,983± SQ FT (7.58± ACRES)

ADJUSTMENTS:

SECTION 145-4.7.5.C.5.A: SHRUB EQUIVALENTS ARE PROPOSED NORTH OF 68TH AVENUE BECAUSE STREET TREES ARE PROHIBITED DUE TO EXISTING EASEMENTS.

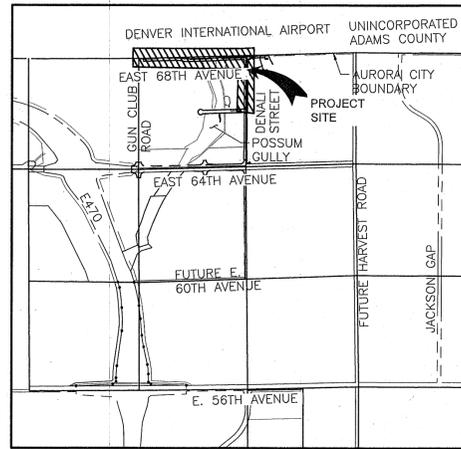
SITE PLAN NOTES:

- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE BOTH SIDES OF THE STREET TO BE INSTALLED FOLLOWING THE CONSTRUCTION OF THE E. 68TH AVENUE. LANDSCAPING FOR THE POSSUM GULLY CHANNEL TO BE INSTALLED FOLLOWING THE COMPLETION OF THE CHANNEL WORK. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPED PLAN.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHTS-OF-WAY. THE UNDERSIGNED, IT SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OR-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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. E
- NOT WITHSTANDING 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.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND 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; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
- 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.
- STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- STREET LIGHTING TO BE GALLEON LED AREA AND SITE LUMINAIRE COOPER LIGHTING BY EATON OR APPROVED EQUAL.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

EAST 68TH AVENUE AND DENALI STREET INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

BASIS OF BEARING:
 BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.



VICINITY MAP
SCALE: 1"=2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	OVERALL SITE PLAN
3	EAST 68TH AVENUE
4	DENALI STREET
5	LANDSCAPE NOTES & TABLES
6	LANDSCAPE SCHEDULES
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11	LANDSCAPE DETAILS

SIGNATURE BLOCKS

E 68TH AVENUE AND DENALI STREET INFRASTRUCTURE SITE PLAN

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, **DIBC CARGO, LLC**, A COLORADO LIMITED LIABILITY COMPANY
 BY: **L.C. FULENWIDER, INC.**, A COLORADO CORPORATION, ITS MANAGER

BY: *H. Rickey Wells*
 H. RICKEY WELLS, SENIOR VICE PRESIDENT

BY: *H. Rickey Wells*
 H. RICKEY WELLS, SENIOR VICE PRESIDENT

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 23rd DAY OF May AD, 2022

STATE OF COLORADO)SS

COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF May AD, 2022

BY: *H. Rickey Wells*
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Sahare
 (NOTARY PUBLIC)



NOTARY BUSINESS ADDRESS:

MY COMMISSION EXPIRES Jan 9, 2024 1125 17th St, #2500

Denver CO 80202

IN WITNESS THEREOF, **HIGHPOINT BULWIP ACQUISITION, LLC** HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS 14th DAY OF May AD, 2022

BY: *Paul Hyde*
 (PRINCIPALS OR OWNERS)

STATE OF MN)SS

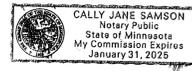
COUNTY OF Hennepin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF May AD, 2022

BY: *Paul Hyde*
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Cally Samson
 (NOTARY PUBLIC)



NOTARY BUSINESS ADDRESS:

MY COMMISSION EXPIRES 1/31/25

800 LaSalle Ave #1210

Maple MN 55402

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____

PLANNING DIRECTOR: *[Signature]*

PLANNING & ZONING COMMISSION: N/A

CITY COUNCIL: N/A (MAYOR)

ATTEST: N/A (CITY CLERK)

DATE: 5/22/22
 DATE: 8/27/22
 DATE: N/A
 DATE: N/A
 DATE: N/A

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: _____

AMENDMENTS:

06/20/24 REV 02 - Amendment modifying landscape plans, charts, and tables to account for new curb cuts providing access to adjacent developments.

Date	Submission / Revision
02/18/2022	FOR CITY APPROVAL
06/20/24	REV 02

NORRIS DESIGN
 Planning | Landscape Architecture | Branding

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**EAST 68TH AVENUE AND DENALI STREET
INFRASTRUCTURE SITE PLAN**
 AURORA, COLORADO

Design Project No. **19.1043.C.10**

Drawing Title
COVER

Drawing No.
1

EAST 68TH AVENUE AND DENALI STREET INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS/1,000SF.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS AND TO BE BRUSHED GRAY COLORED CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- AURORA HIGH POINT AT DIA METRO DISTRICT, THEIR 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. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO THE CERTIFICATE OF OCCUPANCY BY THE ADJOINING LOT OWNERS.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5" MULTI-COLOR LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4-6" MULTI-COLOR LOCAL RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
- OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES. SHOW SIGHT TRIANGLES ON THE SITE PLAN AND LANDSCAPING PLAN AT ALL ACCESS POINTS IN ACCORDANCE WITH CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13 IN ADDITION, STREET TREES SHALL BE SET BACK FROM STOP SIGNS AND OTHER REGULATORY SIGNS AS DETAILED IN CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13.3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

ADMINISTRATIVE ADJUSTMENT

SECTION 145-4.7.5.C.5.A: SHRUB EQUIVALENTS ARE PROPOSED NORTH OF 68TH AVENUE BECAUSE STREET TREES ARE PROHIBITED DUE TO EXISTING EASEMENTS.

CURBSIDE LANDSCAPE DATA TABLE

Location / Description	Length (LF)	Trees Required	Trees Provided	Shrub Replacements Required	Shrub Replacements Provided	Area (SF)	Shrubs Required	Total Shrubs Required	Total Provided (Shrubs + Grasses)	Shrubs Provided	Grasses Provided
68TH AVE NORTH	2,664	67	0	799	799	21,400	535	1,334	1,334	1,133	201
68TH AVE SOUTH	2,520	63	63	0	0	20,452	511	511	511	386	125
DENALI ST EAST	1,187	30	26	0	0	8,285	207	207	212	151	61
DENALI ST WEST	1,175	29	29	0	0	8,766	219	219	219	148	71
Totals:	7,546	189	118	799	799	58,903	1,473	2,271	2,271	1,818	458

NOTES:

- Shrubs shown in table are a minimum of container #5 Size
- 0.025 Shrubs per 1 Square Foot of Tree Lawn
- 1 Tree per 40 LF
- Distances measured between tangent points, intersecting drives are excluded.
- Due to existing easements / easements by others on 68th Ave. North, shrub replacements were used to meet curbside landscape required street trees.
- One tree equivalent shall be equal to twelve 5 gallon shrubs per one 2.5 inch caliper tree

OVERALL PLAN



Date	Submission / Revision
03/12/2021	1ST SUBMITTAL
05/07/2021	2ND SUBMITTAL
06/18/2021	3RD SUBMITTAL
11/23/2021	4TH SUBMITTAL
01/18/2022	5TH SUBMITTAL
04/15/2022	MYLAR SUBMITTAL
08/18/2023	AMENDMENT 01
03/08/2024	REV 01
06/20/2024	REV 02



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EAST 68TH AVENUE AND DENALI STREET
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No:
19.1043.C.10

Drawing Title
**LANDSCAPE
NOTES &
TABLES**

Drawing No.
5

NOT FOR CONSTRUCTION

EAST 68TH AVENUE AND DENALI STREET INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Date	Submission / Revision
03/12/2021	1ST SUBMITTAL
05/07/2021	2ND SUBMITTAL
06/18/2021	3RD SUBMITTAL
11/23/2021	4TH SUBMITTAL
01/18/2022	5TH SUBMITTAL
04/15/2022	MYLAR SUBMITTAL
08/18/2023	AMENDMENT 01
03/08/2024	REV 01
06/20/2024	REV 02

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
	GLE IM2	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM	IMPERIAL HONEY LOCUST	B&B	2.5" CAL.	22	HIGH
	GLE IN2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCUST	B&B	2.5" CAL.	34	HIGH
	QU MA	QUERCUS MACROCARPA	BURR OAK	B&B	2.5" CAL.	41	LOW
	QU GS	QUERCUS X MACDANIELI 'CLEMONS' TM	HERITAGE OAK	B&B	2.5" CAL.	24	HIGH
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
	AC HY	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	#5 CONT.		27	LOW
	BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	#5 CONT.		186	LOW
	PA HM	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	#5 CONT.		77	LOW
	PA SH	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	#5 CONT.		121	LOW
	SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#5 CONT.		47	LOW
MEDIUM DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
	CA BM	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	#5 CONT.		187	LOW
	PE AT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT.		74	LOW
	PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	#5 CONT.		118	HIGH
	RH GR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.		141	LOW
SMALL DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
	CA PY	CARAGANA PYGMAEA	PYGMY PEASHRUB	#5 CONT.		114	LOW
	PE LS	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	#5 CONT.		192	LOW
	SP GO	SPIRAEA JAPONICA 'GOLDFLAME'	SPIREA	#5 CONT.		245	HIGH
SMALL EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	WATER USE
	GE SE	GENISTA LYDIA 'SELECT' TM	BANGLE DYERS GREENWOOD	#5 CONT.		496	LOW
	JU M3	JUNIPERUS COMMUNIS 'MONDAP' TM	ALPINE CARPET COMMON JUNIPER	#5 CONT.		185	LOW
	YU BR	YUCCA FLACCIDA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA	#5 CONT.		61	LOW

NOTE: MAINTAIN TREES AND GRASSES TO REDUCE ATTRACTANTS FOR WILDLIFE SUCH AS RAPTOR SPECIES, BLACKBIRDS/STARLINGS, AND GEESE. PERFORM ANNUAL OR SEMI-ANNUAL VEGETATION/LANDSCAPE MAINTENANCE, INCLUDING PRUNING, TRIMMING, AND REMOVAL OF ANY DEAD LIMBS, TREES OR SHRUBS TO OCCUR

IRRIGATED NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS
		TOTAL 100%	30.0 LBS DRILLED

MATERIAL SCHEDULE

ITEM	DESCRIPTION	SIZE / DIMENSIONS	COLOR / FINISH / MODEL	NOTES
	ROCK MULCH	3" DEPTH	1.5" MULTI-COLOR LOCAL RIVER ROCK	INSTALL AT 3" DEPTH PER GENERAL LANDSCAPE NOTES. REFER TO PLANS FOR LOCATION.
	COBBLE	3" DEPTH	4-6" MULTI-COLOR LOCAL RIVER ROCK	INSTALL AT 3" DEPTH PER GENERAL LANDSCAPE NOTES. REFER TO PLANS FOR LOCATION.



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EAST 68TH AVENUE AND DENALI STREET
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No. 19.1043.C.10

Drawing Title
LANDSCAPE SCHEDULES

Drawing No. 6

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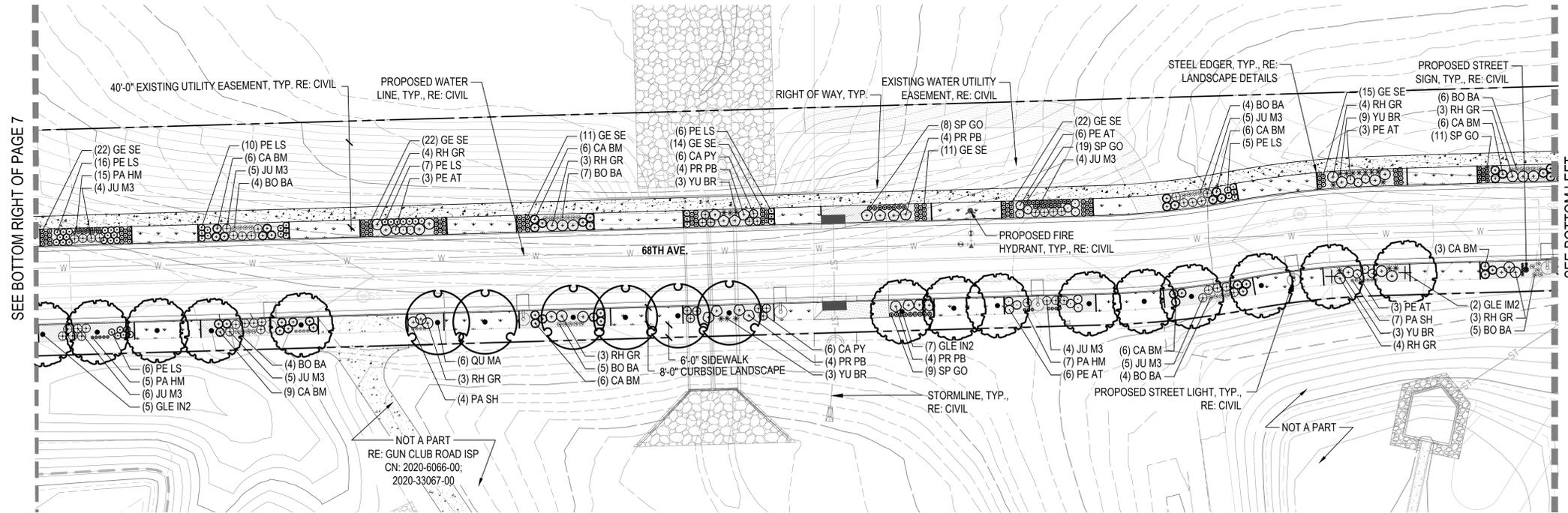
EAST 68TH AVENUE AND DENALI STREET INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

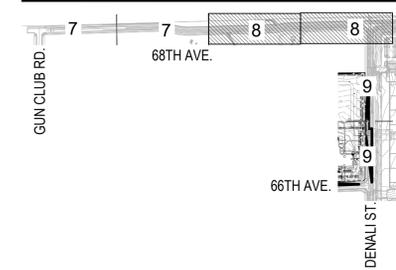
Date	Submission / Revision
03/12/2021	1ST SUBMITTAL
05/07/2021	2ND SUBMITTAL
06/18/2021	3RD SUBMITTAL
11/23/2021	4TH SUBMITTAL
01/18/2022	5TH SUBMITTAL
04/15/2022	MYLAR SUBMITTAL
08/18/2023	AMENDMENT 01
03/08/2024	REV 01
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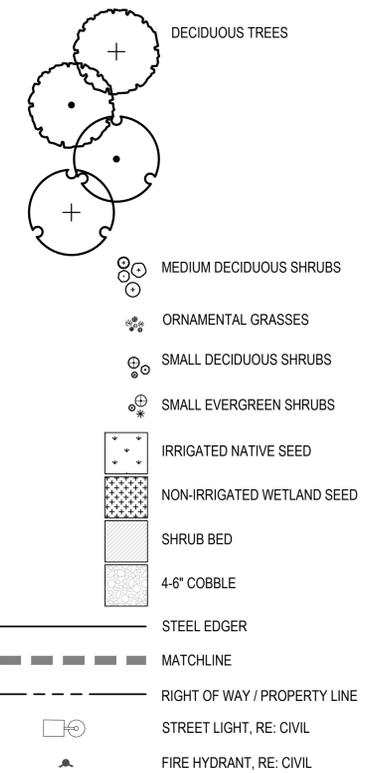
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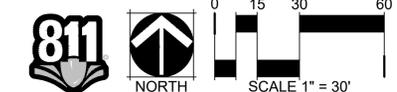
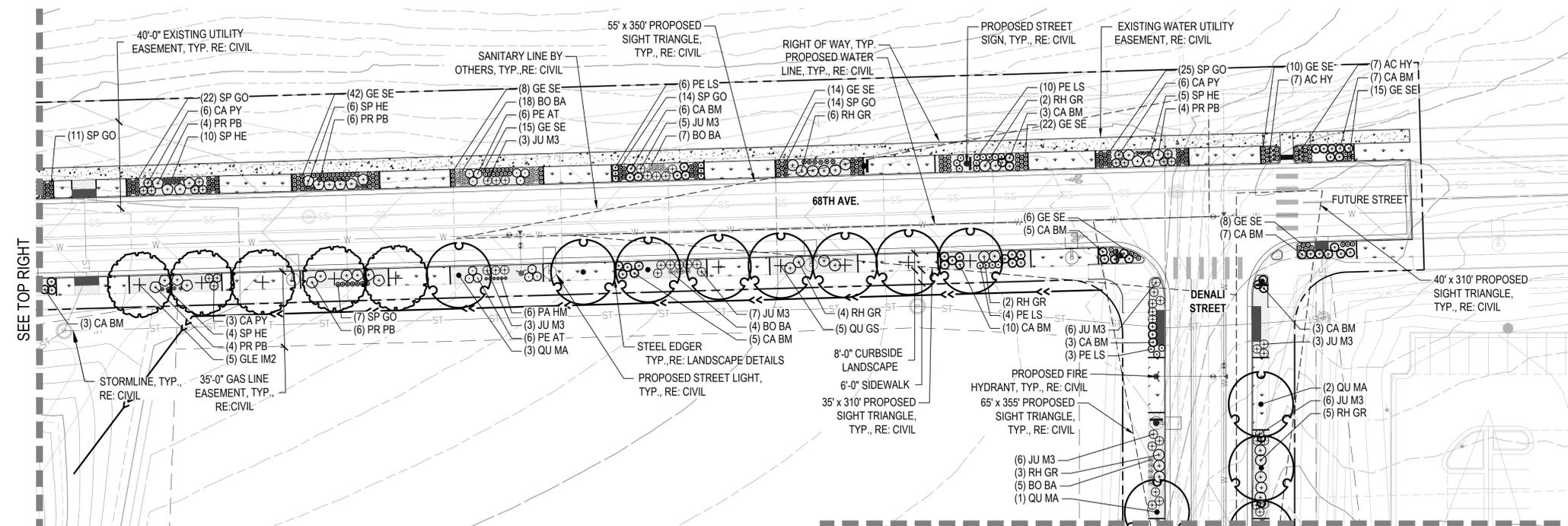
KEY MAP



LEGEND



NOTE: RIGHT-OF-WAY LANDSCAPING IMPROVEMENTS TO BE INSTALLED WHEN THE ADJACENT PARCELS ARE DEVELOPED



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EAST 68TH AVENUE AND DENALI STREET
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No: 19.1043.C.10
Drawing Title: LANDSCAPE PLAN
Drawing No: 8

EAST 68TH AVENUE AND DENALI STREET INFRASTRUCTURE SITE PLAN

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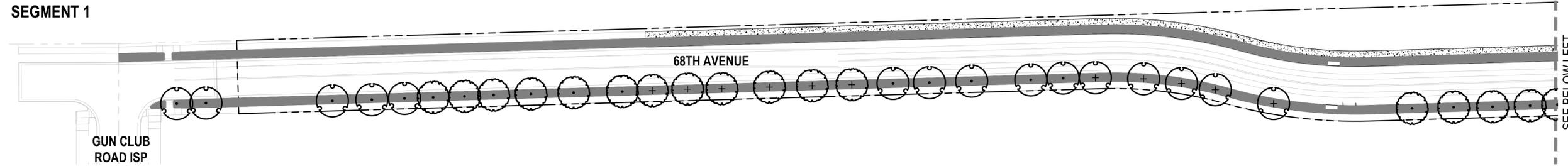
EAST 68TH AVENUE AND DENALI STREET
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No: **19.1043.C.10**

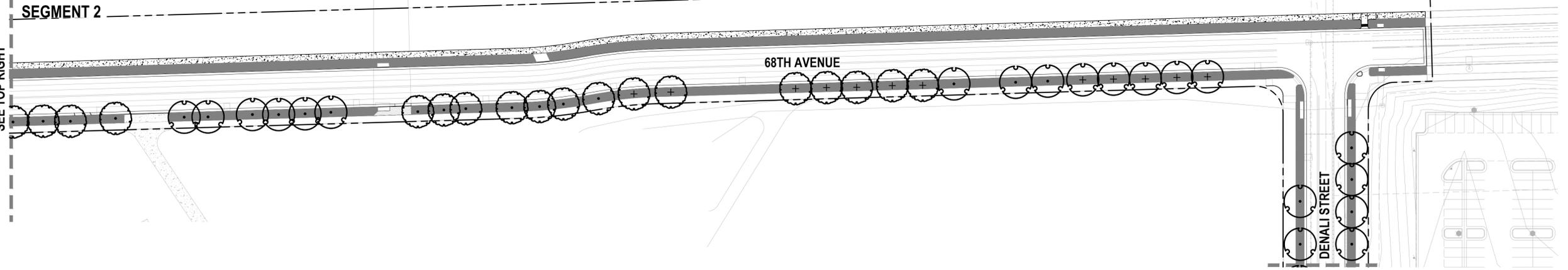
Drawing Title: **LANDSCAPE HYDROZONE MAP**

Drawing No: **10**

SEGMENT 1



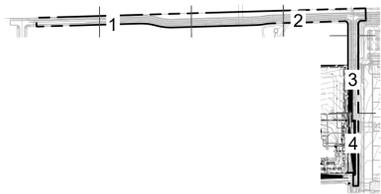
SEGMENT 2



LEGEND

- LOW WATER USE HYDROZONE
- MATCHLINES
- DECIDUOUS CANOPY TREE

SEGMENT KEY MAP

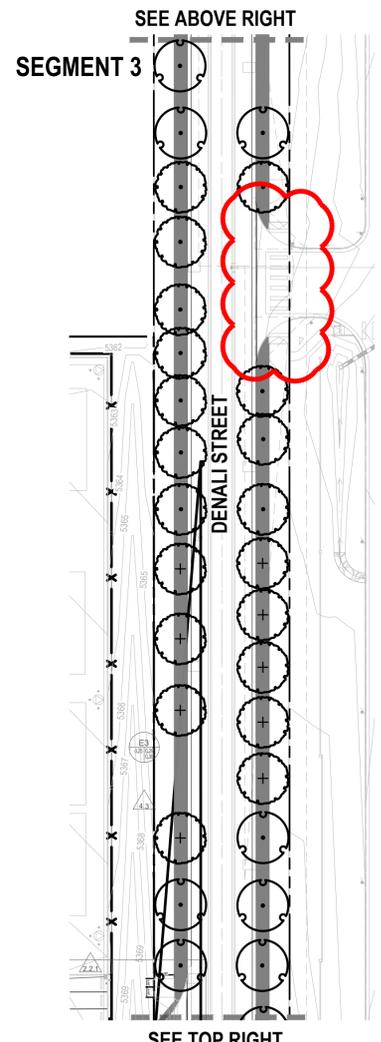


HYDRO-ZONE TABLE

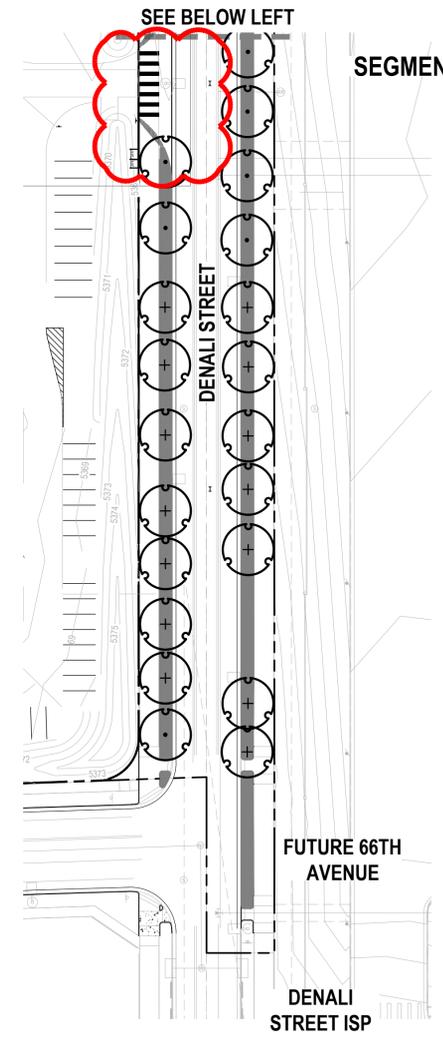
WATER USE TYPE	AREA (SF)	PERCENTAGE OF LANDSCAPE (%)	PERCENTAGE OF IRRIGATED LANDSCAPE (%)
LOW WATER USE NATIVE SEED	24,341 SF	42.6%	42 %
LOW WATER USE CURBSIDE BED	33,186 SF	57.4%	58 %
NON IRRIGATED COBBLE	100 SF	0.2%	0 %
TOTAL:	57,527 SF	100%	100 %

TOTAL IRRIGATED AREA TAP #TBD 57,627 SF

SEGMENT 3



SEGMENT 4



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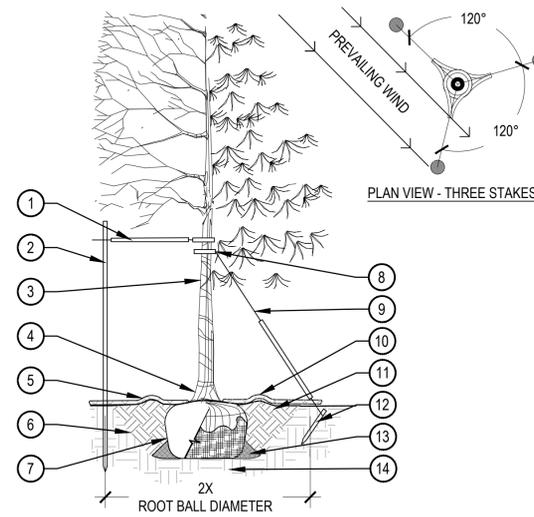
EAST 68TH AVENUE AND DENALI STREET
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

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.

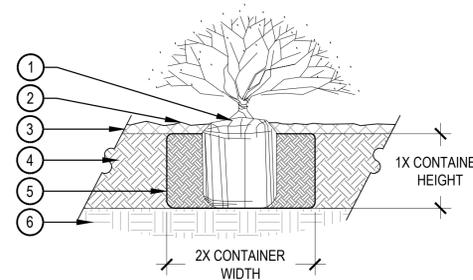
STAKING NOTES:

- 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 MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 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, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 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'-0" 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

1 TREE PLANTING DETAIL



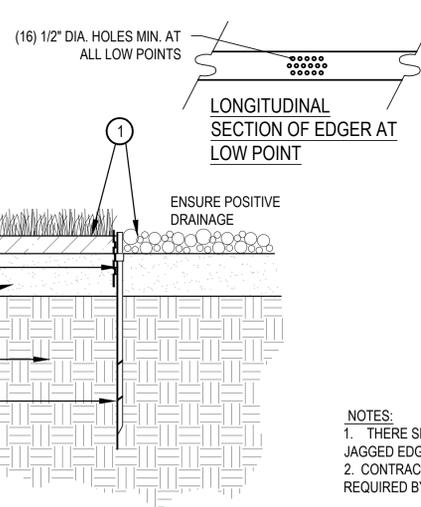
- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

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 AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB PLANTING

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



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH 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.

3 STEEL EDGER

SCALE: 1" = 1'-0"

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Design Project No. 19.1043.C.10

Drawing Title LANDSCAPE DETAILS

Drawing No. 11