

SITE PLAN NOTES

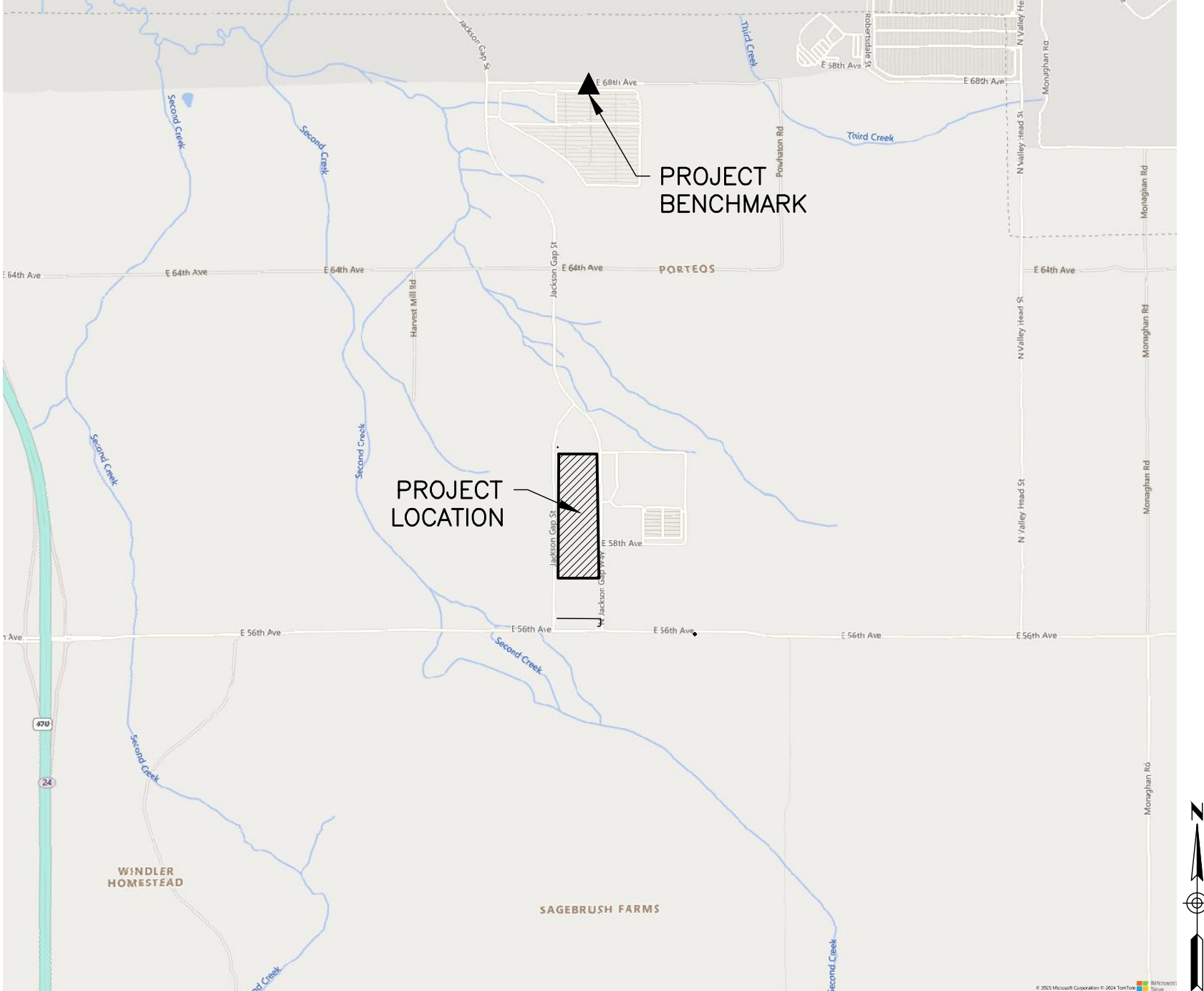
1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR 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."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES 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 CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES
8. 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 THE CITY ENGINEER
9. 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. STREET LIGHT 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 LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
10. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
11. 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.
12. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126–271 AND 126–278 OF THE AURORA CITY CODE.
13. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY
14. 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 UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
15. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
16. 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.
17. 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.
18. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
19. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
20. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) ATTENTION BUILDING DEPARTMENT:- AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING LDN (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
21. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146–1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
22. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.
23. THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.
24. 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. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
25. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

SITE PLAN and PRELIMINARY PLAT

FOR THE

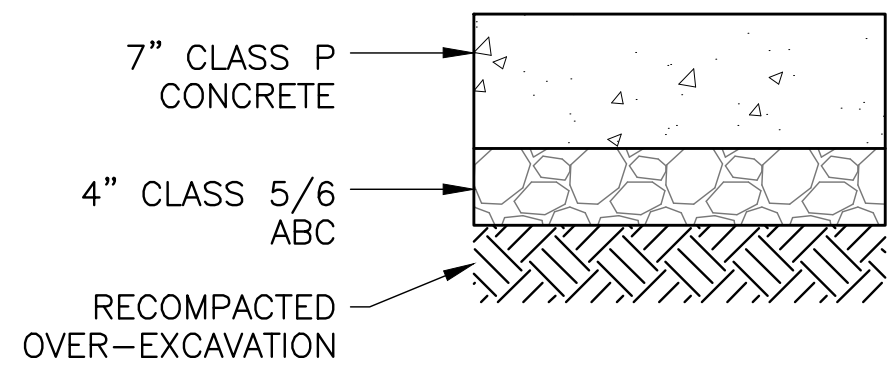
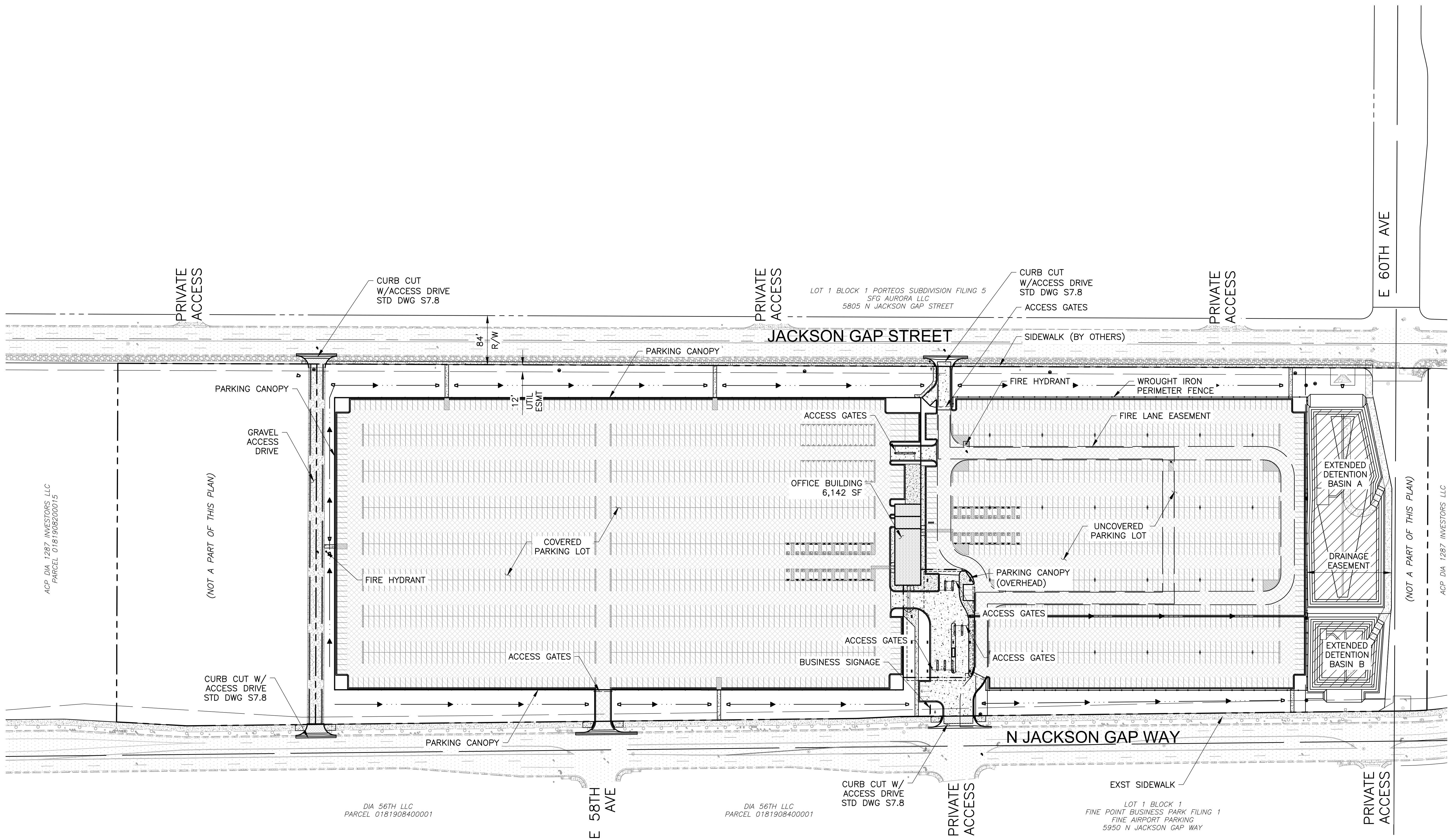
DIA PRE-FLIGHT PARKING FACILITY

A PARCEL LOCATED IN THE WEST HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

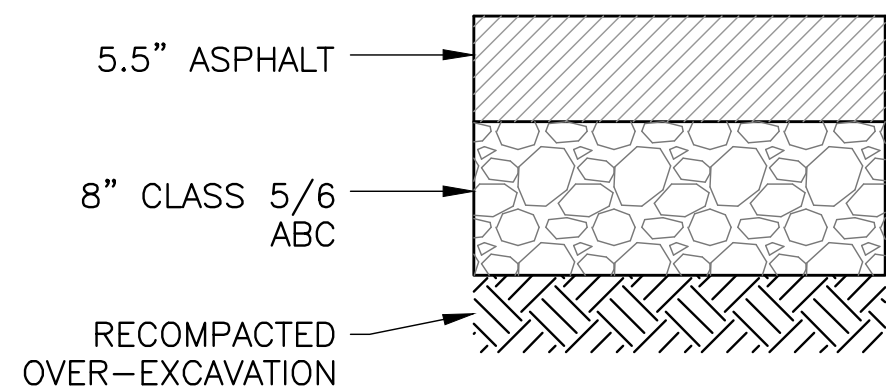




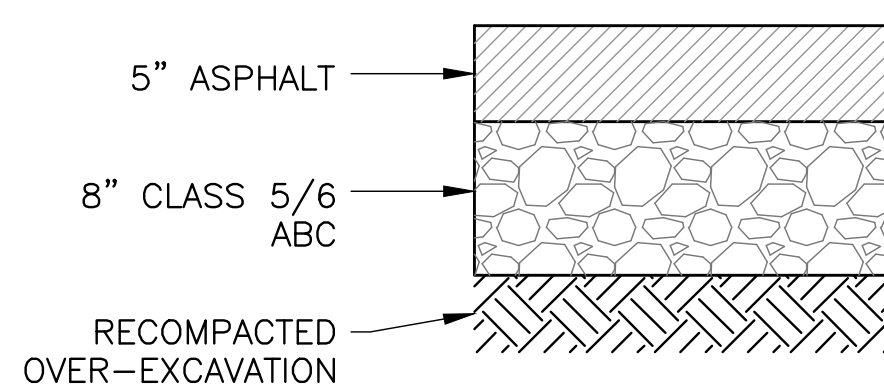
FILE:K:\2024\1024170 DIA Pre-Flight Parking Facility\CAD\1024170\_PRE-SITE.dwg DATE:2/19/2025 TIME:3:28 PM (by:garrett.walstad)



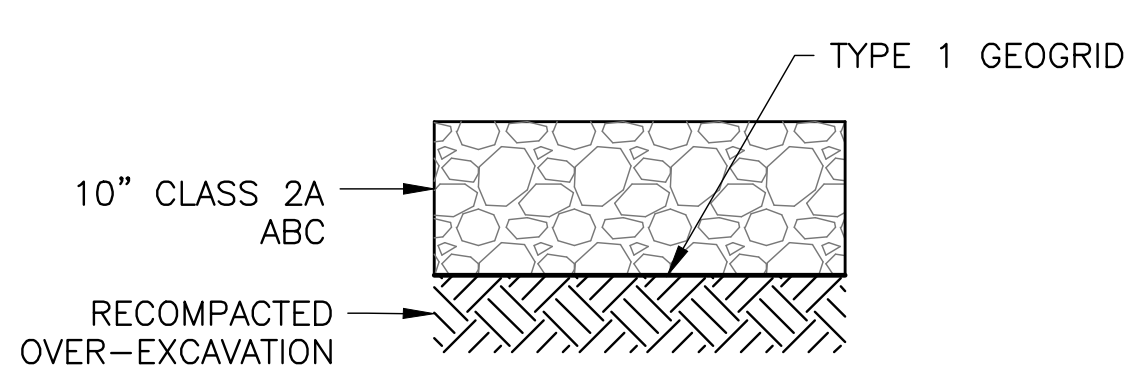
CONCRETE PAVEMENT  
SECTION 1



HEAVY DUTY ASPHALT PAVEMENT  
SECTION 2



LIGHT DUTY ASPHALT PAVEMENT  
SECTION 3

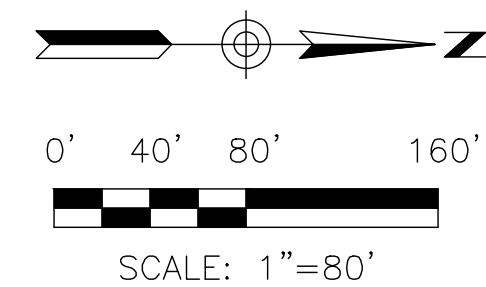


GRAVEL ACCESS DRIVE  
SECTION 4

1 PAVEMENT SECTIONS  
NTS

PAVEMENT LEGEND

- LIGHT DUTY PAVEMENT AREA
- HEAVY DUTY PAVEMENT AREA
- CONCRETE SIDEWALK/PAVEMENT
- GRAVEL ACCESS DRIVE



2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE



INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
PHONE: 312.935.2800  
CONTACT: PATRICK MARTIN



DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

PORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

SITE PLANS

Issued for	Rev.	Date

Project No. 1024170

Designed: KEN Drawn: CJN Checked: KEN

Drawing Title  
OVERALL SITE PLAN

SHEET



FILE:K:\2024\1024170 DIA Pre-Flight Parking Facility\CAD\1024170-C3.X-SITE.dwg DATE:2/19/2025 TIME:3:28 PM (by:garrett.walstad)

LOT 1 BLOCK 1 PORTEOS SUBDIVISION FILING 5  
SFG AURORA LLC  
5805 N JACKSON GAP STREET

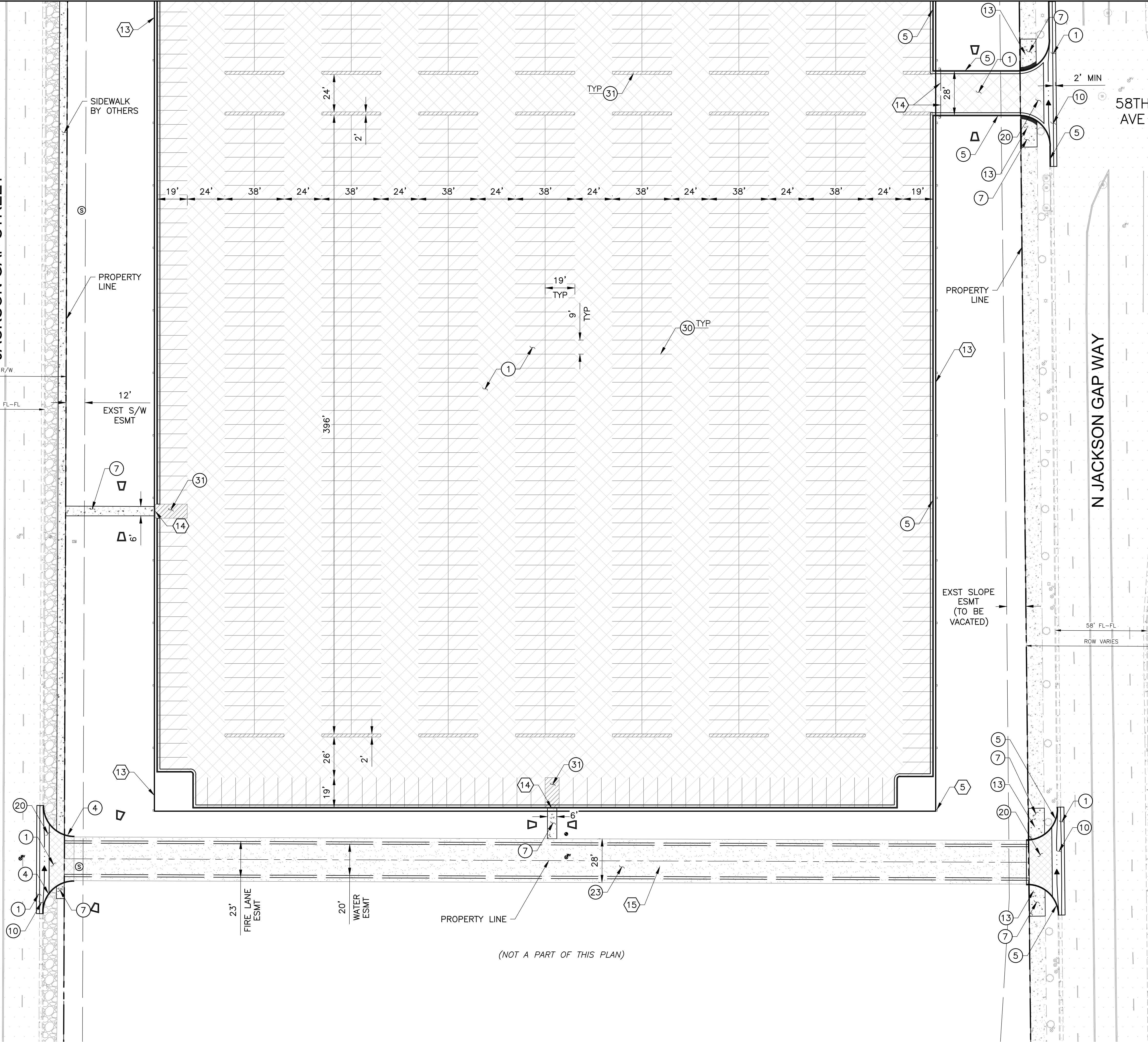
MATCH LINE SEE SHEET 4

JACKSON GAP STREET

58TH AVE

N JACKSON GAP WAY

DIA 56TH LLC  
PARCEL 0181908400001



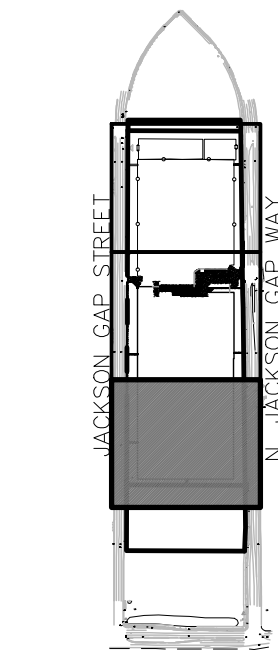
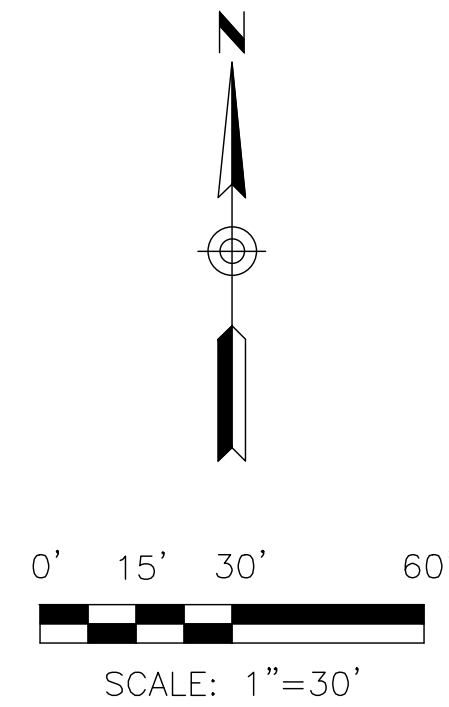
(NOT A PART OF THIS PLAN)

CONSTRUCTION NOTES

- 1 ASPHALT PAVEMENT
- 4 PRIVATE CONCRETE CURB & GUTTER STD DWG S7.2
- 5 CONCRETE CURB & GUTTER STD DWG S7.1
- 7 CONCRETE SIDEWALK STD DWG S7.3
- 10 CONCRETE DRAIN PAN STD DWG S7.6
- 13 CONCRETE SIDEWALK RAMP STD DWG S9.1
- 17 BOLLARD
- 20 COMMERCIAL ACCESS DRIVEWAY PER STD DWG S7.8
- 23 GRAVEL ACCESS ROAD PAVEMENT SECTION 4, DET 2, SHEET 2
- 30 PAVEMENT MARKING 4" WHITE STRIPE
- 31 PARKING MARKING 4" YELLOW STRIPING 2' OC @ 45° PER PLAN
- 32 PAVEMENT MARKING ADA ACCESSIBLE SYMBOL

REFERENCE NOTES

- 5 WROUGHT IRON FENCE W/ 18"x18" MASONRY COLUMNS
- 13 PARKING CANOPY REFER TO ARCHITECTURAL PLANS
- 14 ACCESS GATE
- 15 FIRE ACCESS ROAD



KEYED MAP  
1" = 1000'



**DIBBLE**

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

**InterPark**

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
PHONE: 312.935.2800  
CONTACT: PATRICK MARTIN

**dcb**  
construction company, inc.

DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

**PORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY**  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

**SITE PLANS**

Rev. Date

Issued for

Project No. **1024170**

Designed: KEN Drawn: CJN Checked: KEN

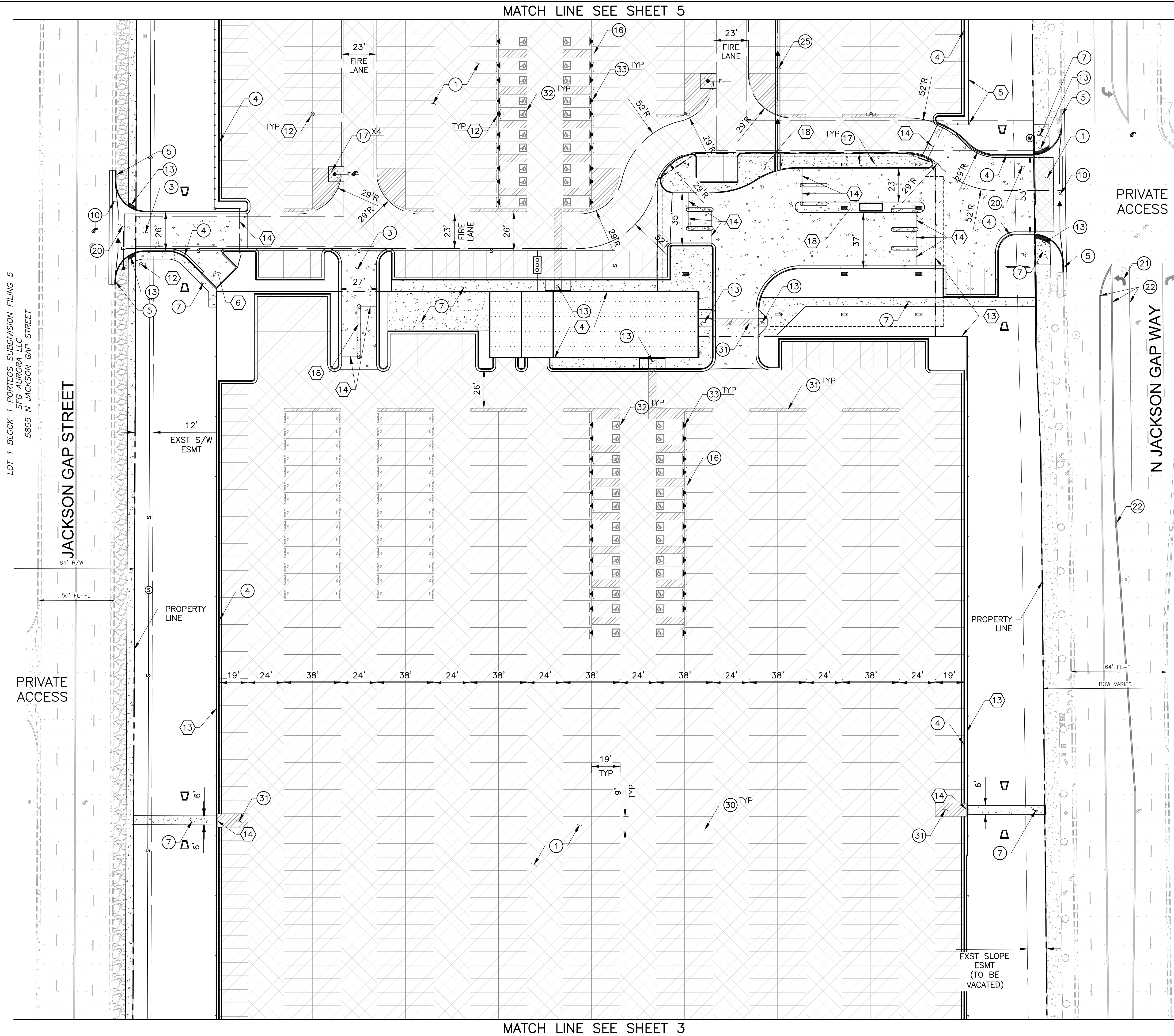
Drawing Title  
**DETAILED SITE PLAN**

SHEET



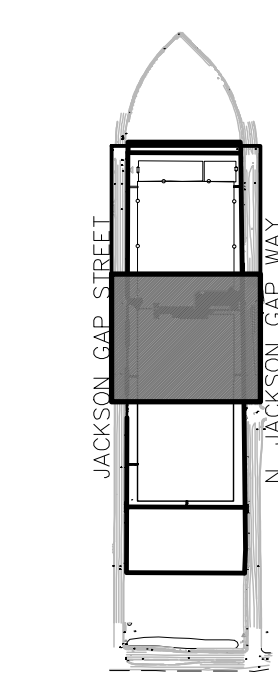
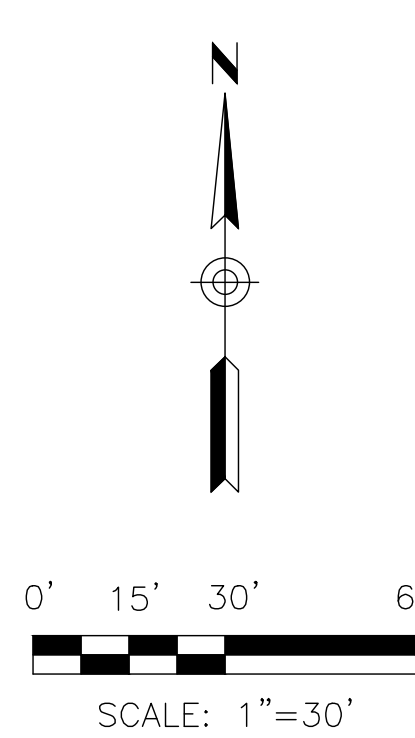
FILE:K:\2024\1024170 DIA Pre-Flight Parking Facility\CD\1024170\_C3.X-SITE.dwg DATE:2/19/2025 TIME:5:50 PM (by:garrett.walstad)

LOT 1 BLOCK 1 PORTEOS SUBDIVISION FILING 5  
SFG AURORA LLC  
5805 N JACKSON GAP STREET



- CONSTRUCTION NOTES
- 1 ASPHALT PAVEMENT
  - 3 CONCRETE PAVEMENT
  - 4 PRIVATE CONCRETE CURB & GUTTER  
STD DWG S7.2
  - 5 CONCRETE CURB & GUTTER  
STD DWG S7.1
  - 7 CONCRETE SIDEWALK  
STD DWG S7.3
  - 10 CONCRETE DRAIN PAN  
STD DWG S7.6
  - 13 CONCRETE SIDEWALK RAMP  
STD DWG S9.1
  - 16 PARKING BLOCK
  - 17 BOLLARD
  - 20 COMMERCIAL ACCESS DRIVEWAY  
PER STD DWG S7.8
  - 21 LEFT TURN ARROW
  - 22 LEFT TURN LANE STRIPING
  - 25 PRIVATE DRAIN PAN  
STD DWG S7.6
  - 30 PAVEMENT MARKING  
4" WHITE STRIPE
  - 31 PARKING MARKING  
4" YELLOW STRIPING  
2' OC @ 45° PER PLAN
  - 32 PAVEMENT MARKING  
ADA ACCESSIBLE SYMBOL
  - 33 ADA PARKING SIGN & POST
- REFERENCE NOTES
- 4 OFFICE BUILDING  
REFER TO ARCHITECTURAL PLANS
  - 5 WROUGHT IRON FENCE  
W/ 18"x18" MASONRY COLUMNS
  - 6 TRASH ENCLOSURE  
REFER TO ARCHITECTURAL PLANS
  - 12 LIGHT POLE  
REFER TO ELECTRICAL PLANS
  - 13 PARKING CANOPY  
REFER TO ARCHITECTURAL PLANS
  - 14 ACCESS GATE
  - 18 CONCRETE ISLAND

DIA 56TH LLC  
PARCEL 0181908400001



**DIBBLE**

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

**InterPark**

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
PHONE: 312.835.2800  
CONTACT: PATRICK MARTIN

**dcb**  
construction company, inc.

DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

**PORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY**  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

**SITE PLANS**

Issued for	Rev.	Date

Project No. **1024170**

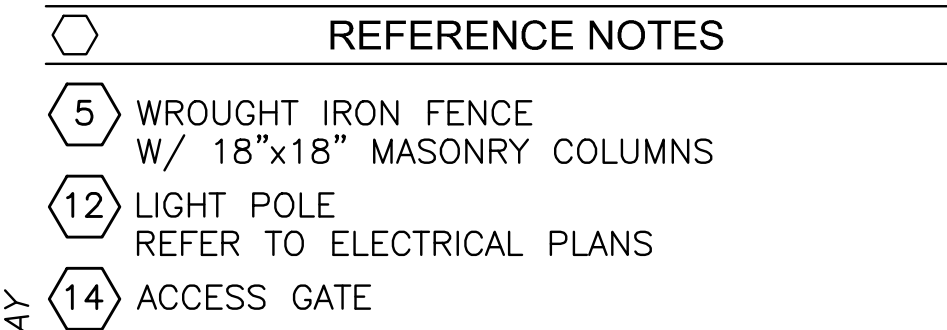
Designed: KEN Drawn: CJN Checked: KEN

Drawing Title  
**DETAILED SITE PLAN**

SHEET

**4**





- 
- 0' 15' 30' 60'
- SCALE: 1" = 30'
- JACKSON GAP STREET
- N. JACKSON GAP WAY
- KEYED MAP
- 1" = 1000'

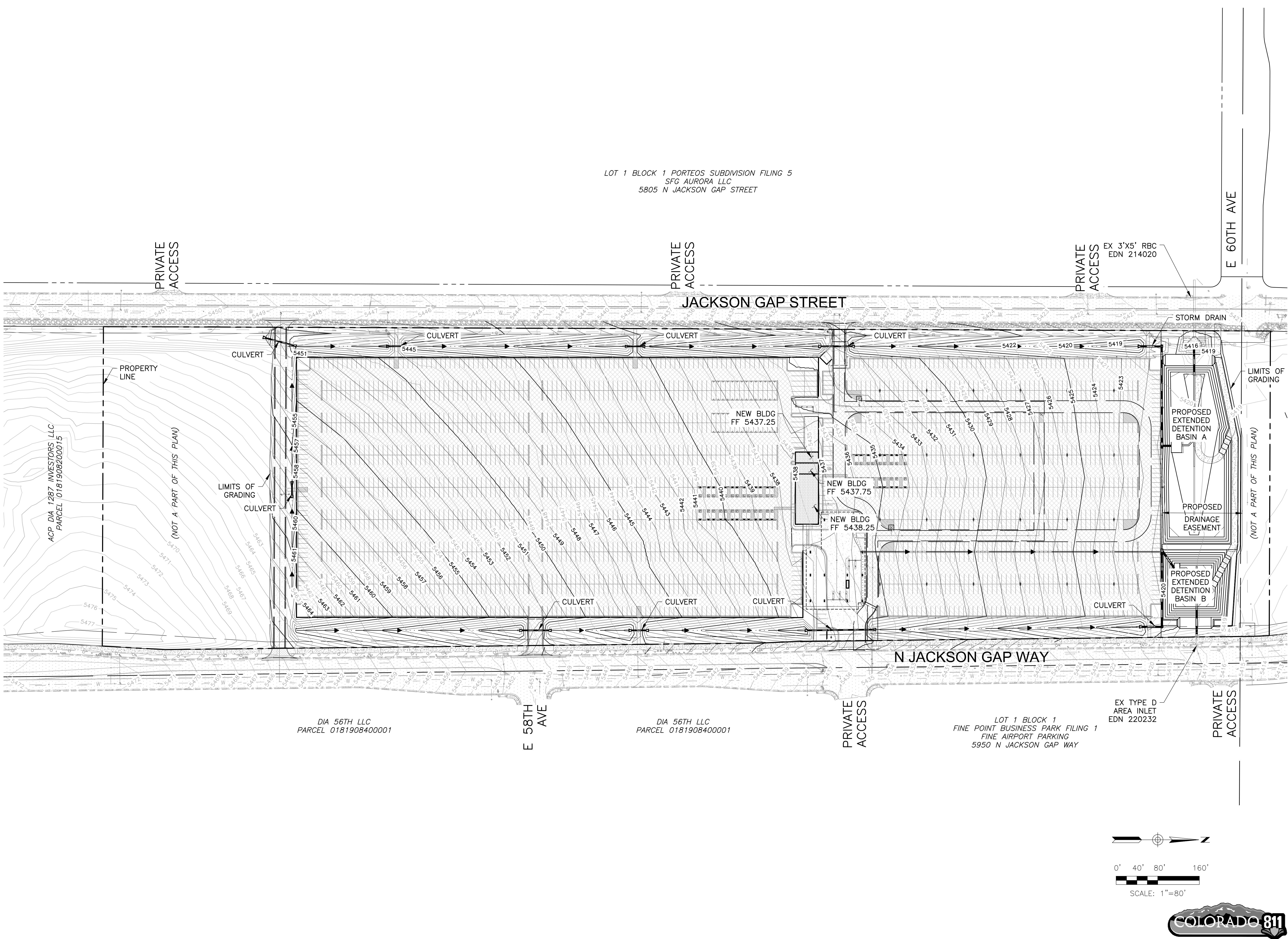
**ORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY**  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

## SITE PLANS

Project No. <b>1024170</b>		
Designed: KEN	Drawn: CJN	Checked: KEN
Drawing Title <b>DETAILED SITE PLAN</b>		
SHEET		



FILE:K:\2024\1024170 DIA Pre-Flight Parking Facility\CAD\1024170\_PRE-GRAD.dwg DATE:2/19/2025 TIME:3:28 PM (bygarrett.walsted)



**DIBBLE**  
2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

**InterPark**  
INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
PHONE: 312.935.2800  
CONTACT: PATRICK MARTIN

**dcb**  
construction company, inc.  
DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

**ORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY**  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

**SITE PLANS**

Issued for	Rev.	Date

Project No. **1024170**

Designed: KEN    Drawn: CJN    Checked: KEN

Drawing Title  
**OVERALL GRADING  
PLAN**

SHEET  
**6**



FILE:K:\2024\1024170 DIA Pre-Flight Parking Facility\CAD\1024170\_C4-X-GRAD.dwg DATE:2/19/2025 TIME:3:28 PM (by:garrett.walstad)

LOT 1 BLOCK 1 PORTEOS SUBDIVISION FILING 5  
SFG AURORA LLC  
5805 N JACKSON GAP STREET

JACKSON GAP STREET

N JACKSON GAP WAY

58TH AVE

DIA 56TH LLC  
PARCEL 0181908400001

MATCH LINE SEE SHEET 8

- CONSTRUCTION NOTES
- ⑤0 STORM DRAIN PIPE
- ⑤2 FLARED END SECTION

**DIBBLE**

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

**InterPark**

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
PHONE: 312.835.2800  
CONTACT: PATRICK MARTIN

**dcb**  
construction company, inc.

DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

**PORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY**  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

**SITE PLANS**

Issued for

Rev.

Date

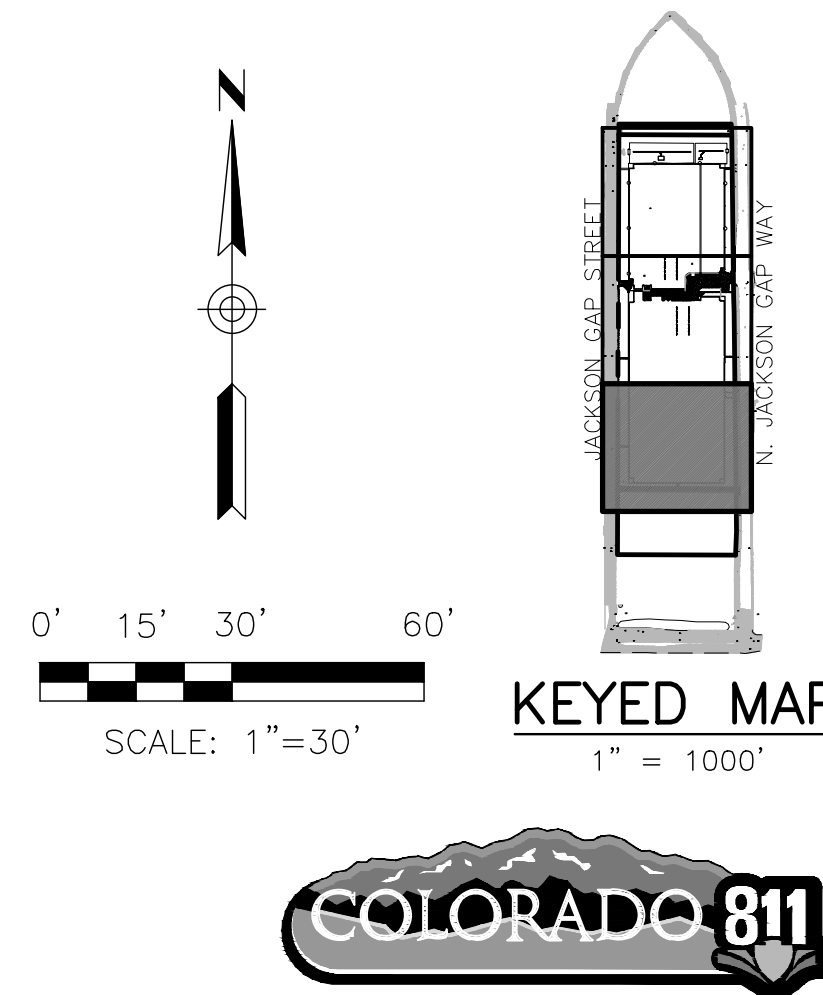
Project No. 1024170

Designed: KEN Drawn: CJN Checked: KEN

Drawing Title  
**DETAILED GRADING  
PLAN**

SHEET

7



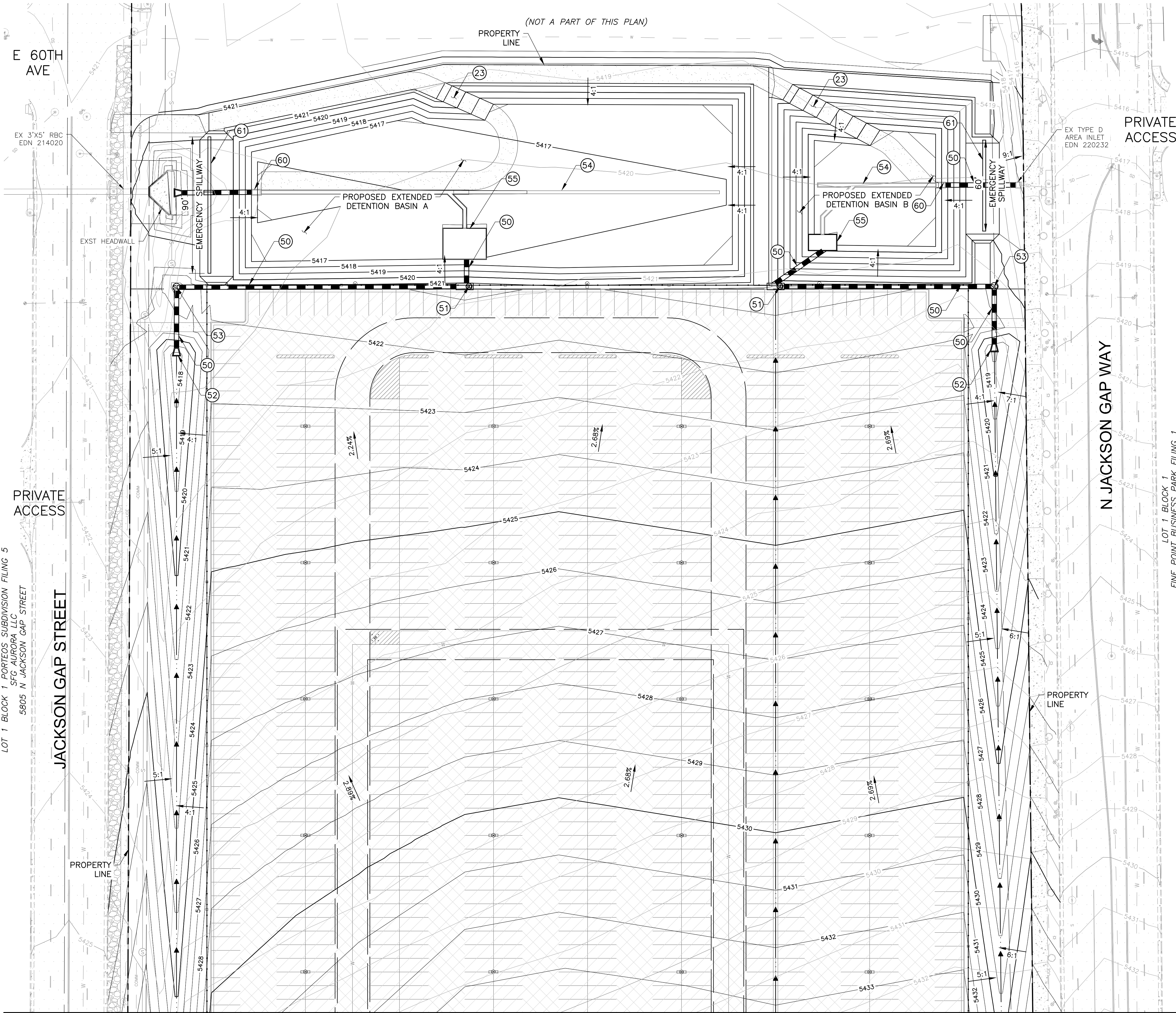






FILE:K:\2024\1024170 DIA Pre-Flight Parking Facility\CAD\1024170\_C4-X-GRAD.dwg DATE:2/19/2025 TIME:3:28 PM (by:garrett.walstad)

LOT 1 BLOCK 1 PORTEOS SUBDIVISION FILING 5  
SFG AURORA LLC  
5805 N JACKSON GAP STREET

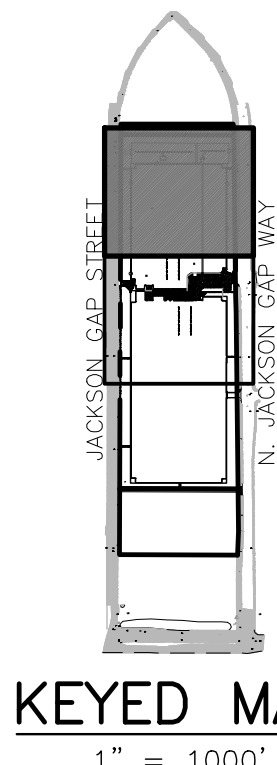
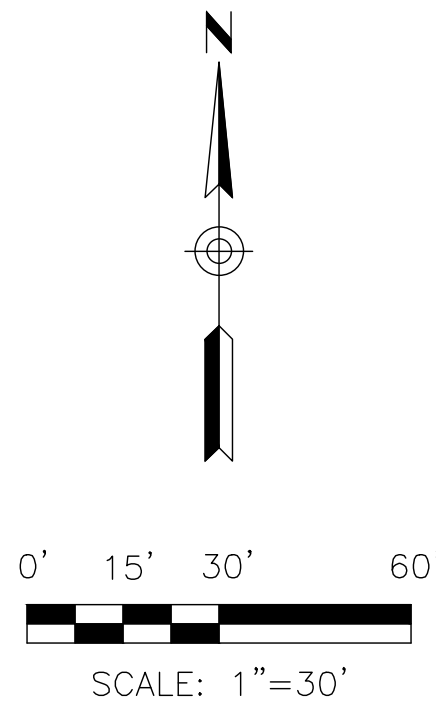


- CONSTRUCTION NOTES
- (23) GRAVEL ACCESS ROAD PAVEMENT  
SECTION 4, DET 2, SHEET 2
  - (50) STORM DRAIN PIPE
  - (51) STORM DRAIN INLET
  - (52) FLARED END SECTION
  - (53) STORM DRAIN MANHOLE
  - (54) STORMWATER TRICKLE CHANNEL
  - (55) STORMWATER FOREBAY
  - (60) LIMITED RELEASE STRUCTURE
  - (61) EMERGENCY SPILLWAY

PRIVATE  
ACCESS

N JACKSON GAP WAY

LOT 1 BLOCK 1  
FINE POINT BUSINESS PARK FILING 1  
FINE AIRPORT PARKING  
5950 N JACKSON GAP WAY



PORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

SITE PLANS

Issued for \_\_\_\_\_ Rev. \_\_\_\_\_ Date \_\_\_\_\_

Project No. 1024170  
Designed: KEN Drawn: CJN Checked: KEN  
Drawing Title  
DETAILED GRADING  
PLAN  
SHEET



2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE



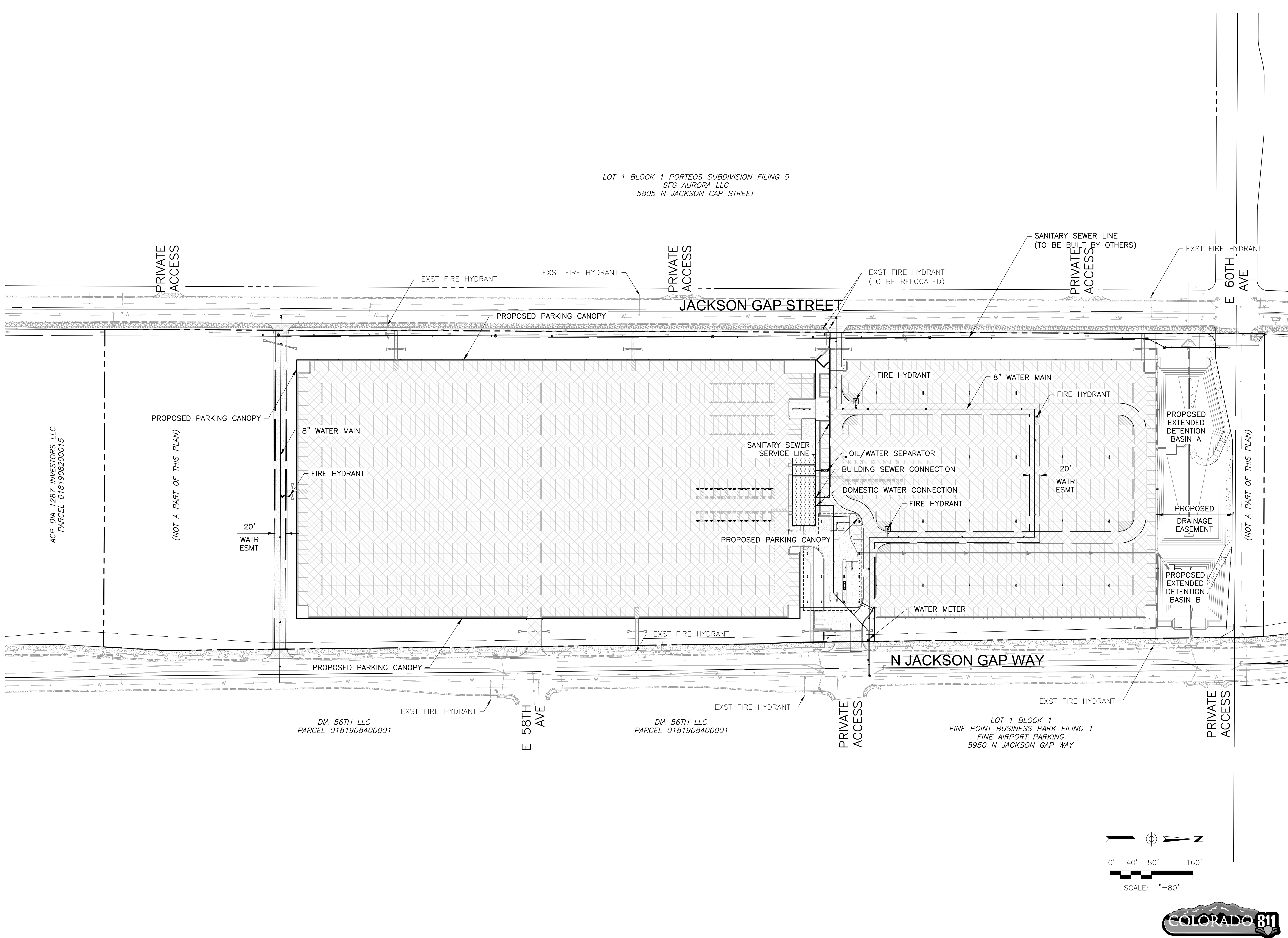
INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
PHONE: 312.835.2800  
CONTACT: PATRICK MARTIN



DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS



FILE:K:\2024\1024170 DIA Pre-Flight Parking Facility\CAD\1024170\_PRE-UTIL.dwg DATE:2/19/2025 TIME:3:28 PM (b.garrett.walstad)



**DIBBLE**

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

**InterPark**

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
PHONE: 312.935.2800  
CONTACT: PATRICK MARTIN

**dc**  
construction company, inc.

DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

ORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

SITE PLANS

Issued for \_\_\_\_\_ Rev. \_\_\_\_\_ Date \_\_\_\_\_

Project No. 1024170

Designed: KEN Drawn: CJN Checked: KEN

Drawing Title  
OVERALL UTILITY  
PLAN

SHEET

10





FILE:K:\2024\1024170 DIA Pre-Flight Parking Facility\CAD\1024170\_CS.X-UTIL.dwg DATE:2/19/2025 TIME:3:28 PM (by:garrett.walstad)

LOT 1 BLOCK 1 PORTEOS SUBDIVISION FILING 5  
SFG AURORA LLC  
5805 N JACKSON GAP STREET

MATCH LINE SEE SHEET 12

JACKSON GAP STREET

PROPERTY LINE

PROPOSED  
ACCESS &  
UTILITY  
EASEMENT

20'

23'

FIRE  
LANE

PROPERTY  
LINE

(NOT A PART OF THIS PLAN)

82

83

58TH  
AVE

N JACKSON GAP WAY

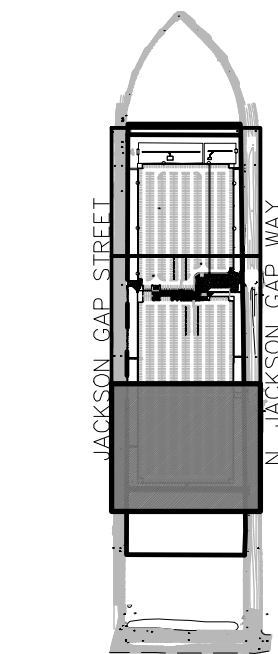
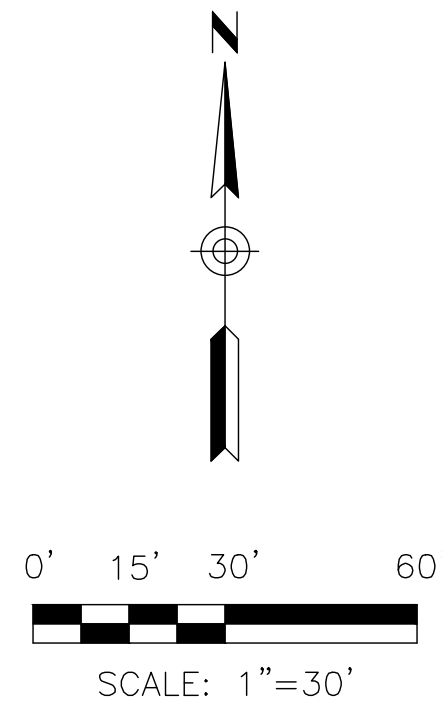
PROPERTY  
LINE

DIA 56TH LLC

PARCEL 0181908400001

CONSTRUCTION NOTES

- 75) CONNECT TO EXST WATER MAIN
- 82) FIRE HYDRANT ASSEMBLY
- 83) FIRE LINE W/FITTINGS



KEYED MAP  
1" = 1000'



**DIBBLE**

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

**InterPark**

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
PHONE: 312.835.2800  
CONTACT: PATRICK MARTIN

**dcb**  
construction company, inc.

DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

**PORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY**  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

**SITE PLANS**

Issued for

Rev.

Date

Project No. **1024170**

Designed:  
KEN

Drawn:  
CJN

Checked:  
KEN

Drawing Title  
**DETAILED UTILITY  
PLAN**

SHEET

**11**



FILE:K:\2024\1024170 DIA Pre-Flight Parking Facility\CAD\1024170\_CS-X-UTIL.dwg DATE:2/19/2025 TIME:3:28 PM (by:garrett.walstad)

LOT 1 BLOCK 1 PORTEOS SUBDIVISION FILING 5  
SFG AURORA LLC  
5805 N JACKSON GAP STREET

JACKSON GAP STREET

PRIVATE ACCESS

PROPERTY LINE

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 11

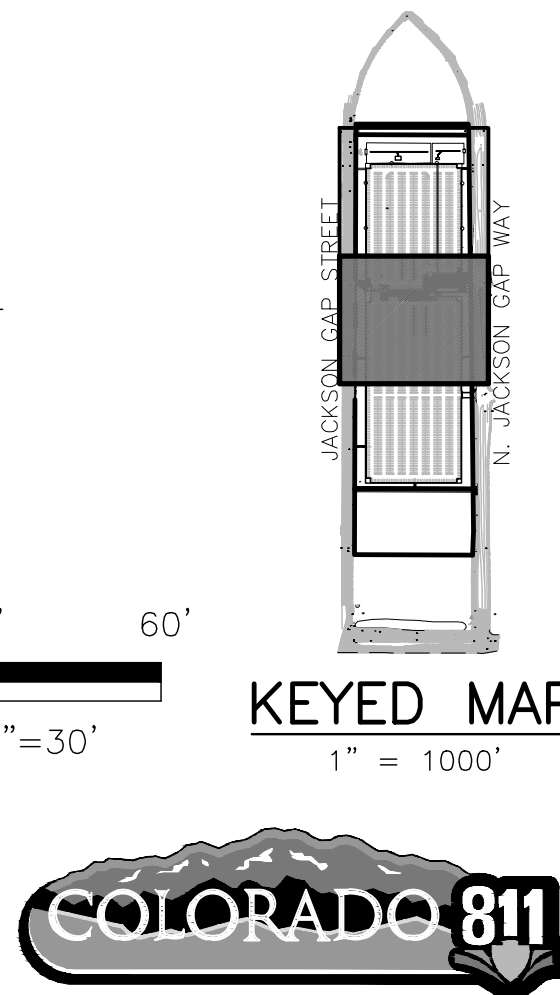
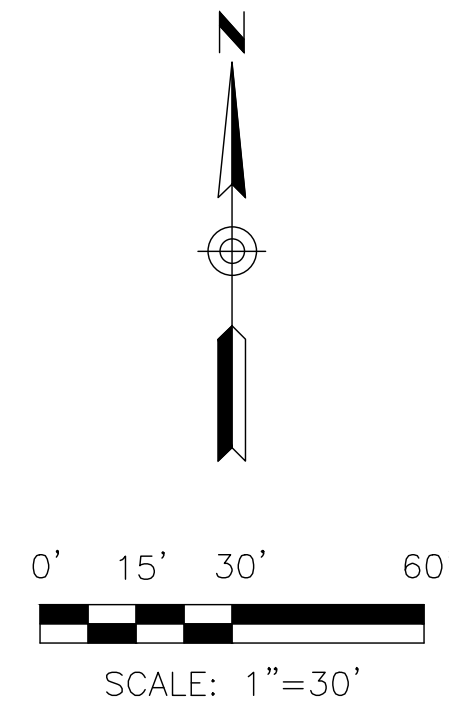
PRIVATE ACCESS

N JACKSON GAP WAY

DIA 56TH LLC  
PARCEL 0181908400001

- CONSTRUCTION NOTES
- 70 WATER LINE W/FITTINGS
  - 71 WATER METER
  - 82 FIRE HYDRANT ASSEMBLY
  - 83 FIRE LINE W/FITTINGS
  - 91 SEWER LINE
  - 94 SAND & OIL INTERCEPTOR PER STD DWG 304-1
  - 96 CONNECT TO EXST WATER MAIN
  - 97 CONNECT TO EXST SANITARY SEWER MAIN

- REFERENCE NOTES
- 4 OFFICE BUILDING  
REFER TO ARCHITECTURAL PLANS
  - 6 TRASH ENCLOSURE  
REFER TO ARCHITECTURAL PLANS
  - 7 FOR CONTINUATION  
REFER TO PLUMBING PLANS
  - 12 LIGHT POLE  
REFER TO ELECTRICAL PLANS



**DIBBLE**

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

**InterPark**

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
PHONE: 312.935.2800  
CONTACT: PATRICK MARTIN

**dcb**  
construction company, inc.

DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

**PORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY**  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

**SITE PLANS**

Issued for

Rev.

Date

Project No. **1024170**

Designed: KEN Drawn: CJN Checked: KEN

Drawing Title  
**DETAILED UTILITY  
PLAN**

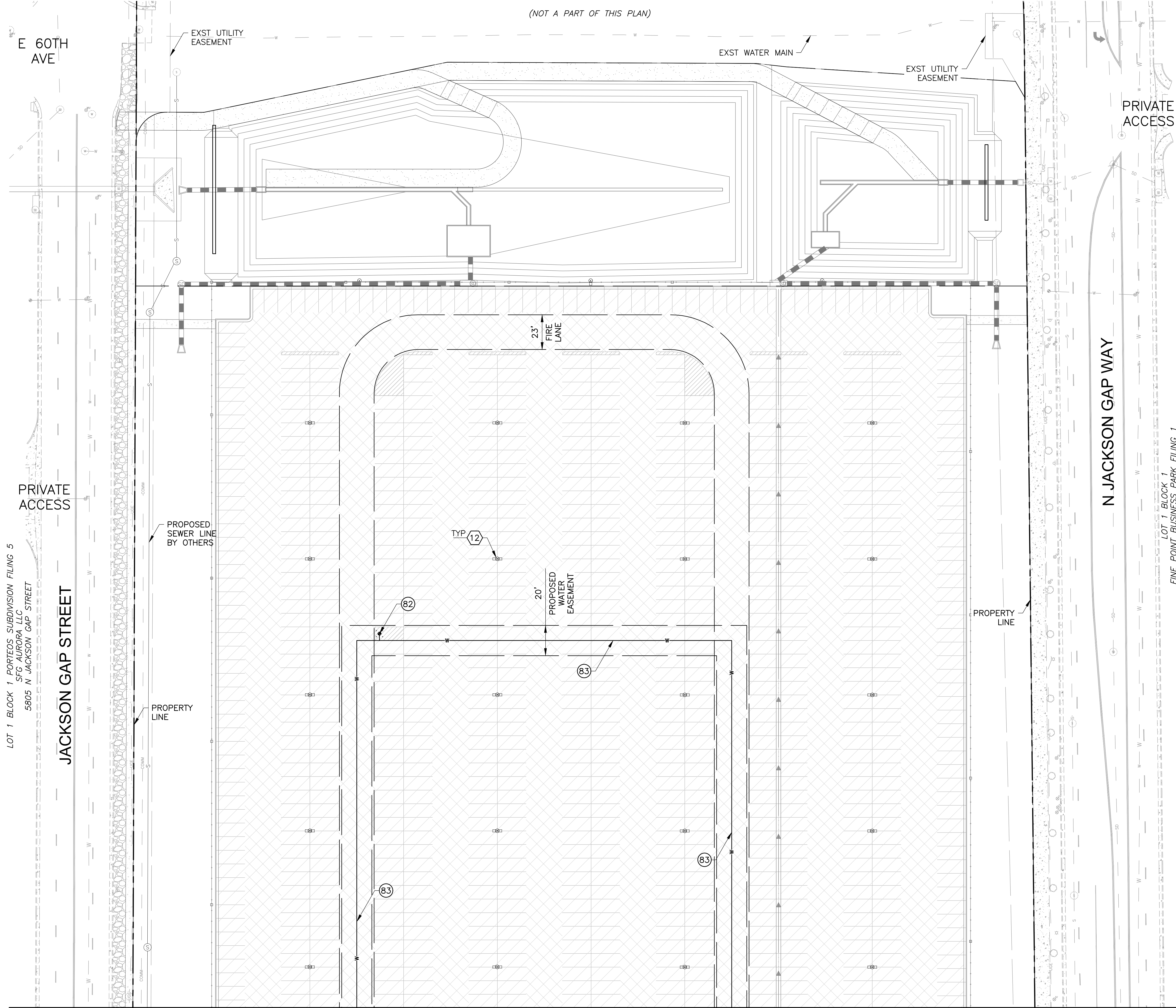
SHEET

**12**



FILE:K:\2024\1024170 DIA Pre-Flight Parking Facility\CAD\1024170\_CS-X-UTIL.dwg DATE:2/19/2025 TIME:3:28 PM (by:garrett.walstad)

LOT 1 BLOCK 1 PORTEOS SUBDIVISION FILING 5  
SFG AURORA LLC  
5805 N JACKSON GAP STREET



MATCH LINE SEE SHEET 12

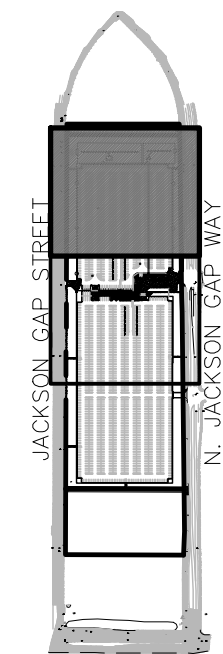
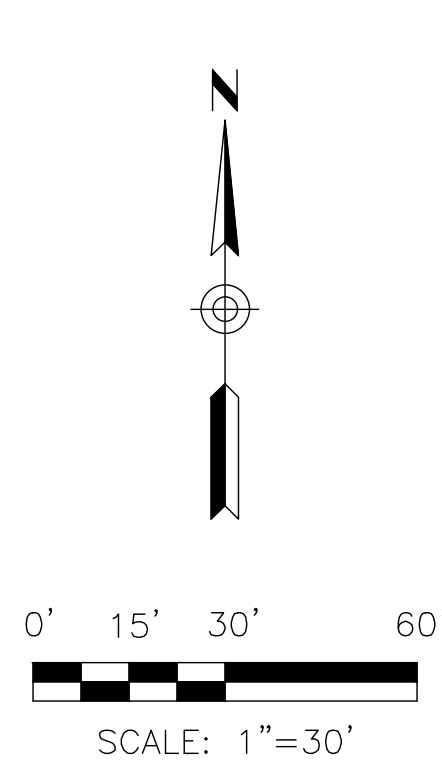
CONSTRUCTION NOTES

- (82) FIRE HYDRANT ASSEMBLY
- (83) FIRE LINE W/FITTINGS

REFERENCE NOTES

- (12) LIGHT POLE  
REFER TO ELECTRICAL PLANS

LOT 1 BLOCK 1  
FINE POINT BUSINESS PARK FILING 1  
FINE AIRPORT PARKING  
5950 N JACKSON GAP WAY



KEYED MAP  
1" = 1000'



**DIBBLE**

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

**InterPark**

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
PHONE: 312.935.2800  
CONTACT: PATRICK MARTIN

**dcb**  
construction company, inc.

DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

**PORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY**  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

**SITE PLANS**

Issued for \_\_\_\_\_ Rev. \_\_\_\_\_ Date \_\_\_\_\_

Project No. **1024170**

Designed: KEN Drawn: CJN Checked: KEN

Drawing Title  
**DETAILED UTILITY  
PLAN**

SHEET

**13**



NORTH

0'40'80'160'

Scale 1" = 80'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

National Presence. Local Expertise.

EVERGREEN DESIGN GROUP

800.660.6630

www.evergreendesigngroup.com

LANDSCAPE ARCHITECTURE

LAND PLANNING • IRRIGATION DESIGN

DIBBLE

2696 South Colorado Blvd,  
Suite 330  
Denver, CO 80222  
Phone: 303.872.5756  
Contact: Kent Norcross, P.E.

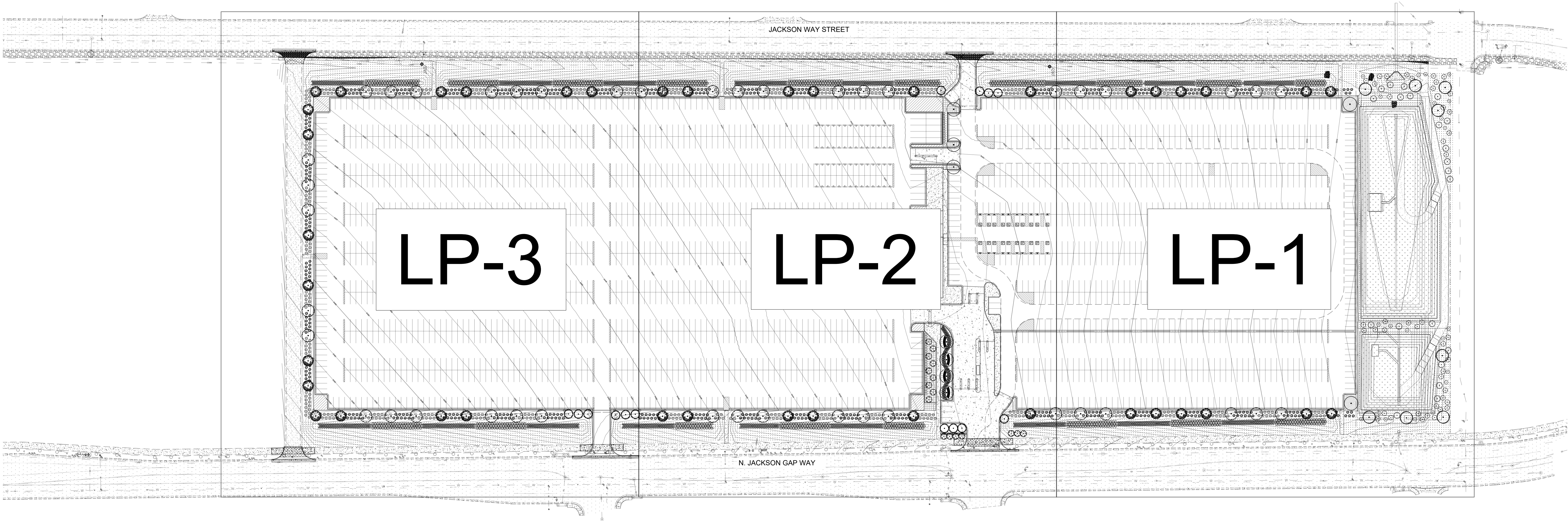
InterPark

INTERPARK LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
312.935.2800  
PATRICK MARTIN

dcb

construction company, inc.

DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
303.287.5525  
KATHERINE HAWKINS



CITY LANDSCAPE NOTES

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 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).
- SOIL PREPARATION IS TO BE DETERMINED BASED ON THE SOIL TEST RESULTS REQUIRED BY THE CONSTRUCTION SPECIFICATIONS. IF NO FURTHER REQUIREMENTS ARE DETERMINED BY THE SOIL TEST RESULTS, A MINIMUM OF FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS TO BE PROVIDED.
- FREESTANDING LIGHTS PROVIDING ACCESS, PARKING, AND PERIMETER ILLUMINATION ARE POLE MOUNTED AT 20' TOTAL HEIGHT WITH DIRECTIONAL, FULL CUTOFF LED FIXTURES.
- THE SURFACE MATERIAL OF THE PLAZA AREA IS COLORED POURED IN PLACE CONCRETE. THE SURFACE MATERIAL OF WALKS IS BROOM FINISH POURED-IN-PLACE CONCRETE. THE SURFACE MATERIAL OF THE PARKING LOT AND DRIVES IS ASPHALT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 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.

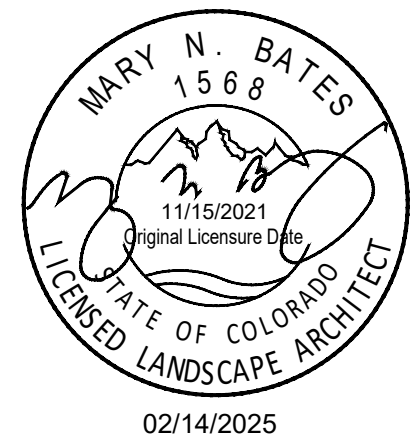
NOTES:

- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND/OR ROAD OR WITHIN SIGHT TRIANGLES. NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE ARE DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSCURE OR OBSCURE SIGHT VISIBILITY THROUGH STRUCTURES, FENCING, LANDSCAPING OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN THE HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TYPICAL OF ALL SIGHT TRIANGLES
- AT LEAST 10' OF HORIZONTAL CLEARANCE IS TO BE PROVIDED BETWEEN TREES AND PUBLIC STORM INFRASTRUCTURE. CONTRACTOR TO CONFIRM IN FIELD.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

OWNER  
DIA PRE-FLIGHT PARKING FACILITY  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

PRELIMINARY PLAN

Issued for  
Rev.  
Date



Project No. 1024170

Designed: JML  
Drawn: JML  
Checked: MB

Drawing Title  
OVERALL  
LANDSCAPE PLAN

Dwg No.

14



FILE:P:\Shared\Projects\2025\DA Pre-Flight Pkg - Aurora CO - N Jackson Gap\DA Pre-Flight Pkg - Aurora CO - LP.dwg DATE:2/14/2025 TIME:11:30 AM (by:jml)





**InterPark** 

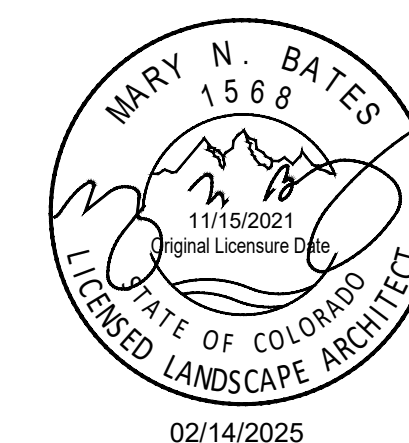


**OWNER**  
**CDIA PRE-FLIGHT PARKING FACILITY**  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

## PRELIMINARY PLAN

Rev	Date
-----	------

Issued for



Drawing Title  
**LANDSCAPE  
PLANTING PLAN**

Dwg No.

15



NORTH



Scale 1" = 40'

NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.

SEE SHEET LP-4 FOR LANDSCAPE  
CALCULATIONS AND PLANT SCHEDULE







INTERPARK LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
312.935.2800  
PATRICK MARTIN

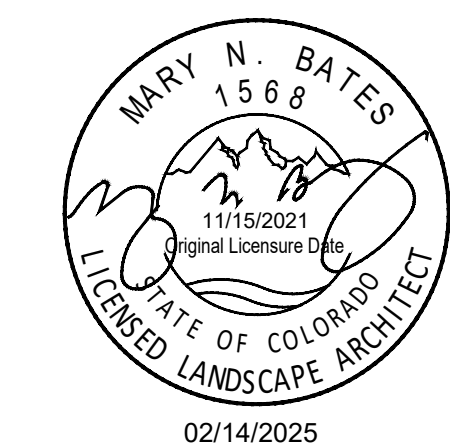


DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
303.287.5525  
KATHERINE HAWKINS

**OWNER**  
**INDIA PRE-FLIGHT PARKING FACILITY**  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

## PRELIMINARY PLAN

Issued for	Rev.	Date
------------	------	------



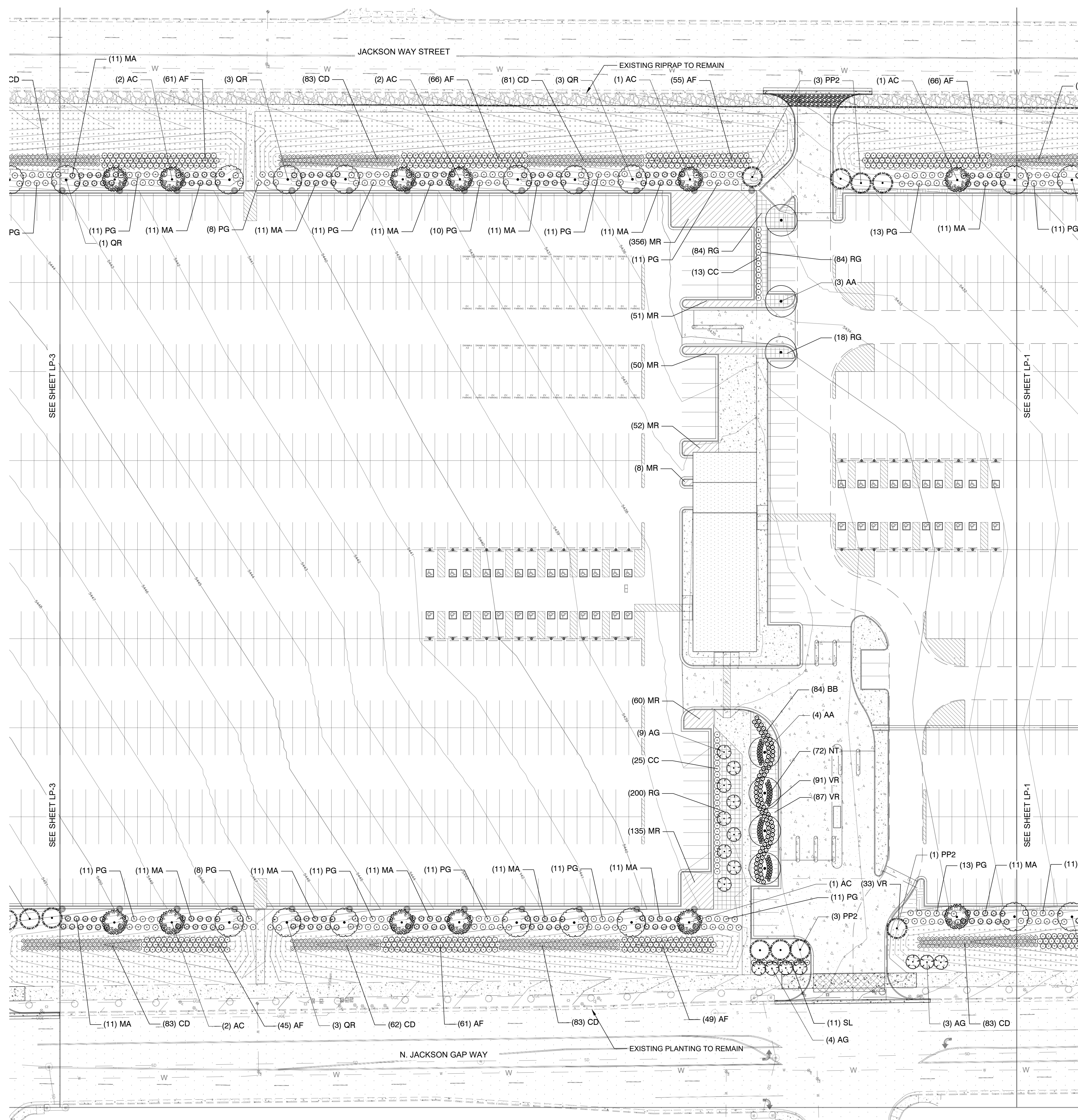
Project No. 1024170

Designed:	Drawn:	Checked:
JMI	JMI	MB

Drawing Title  
**LANDSCAPE  
PLANTING PLAN**

Dwg No.

16



NORTH

0' 20' 40' 80'

Scale 1" = 40'

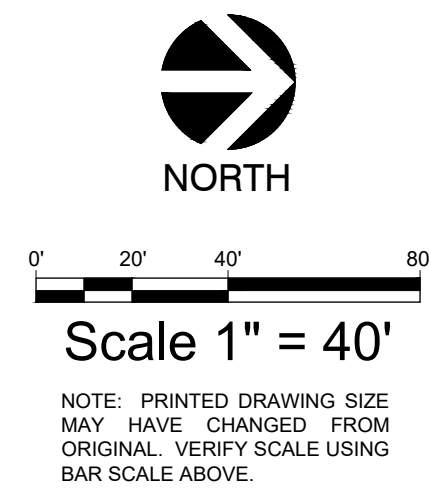
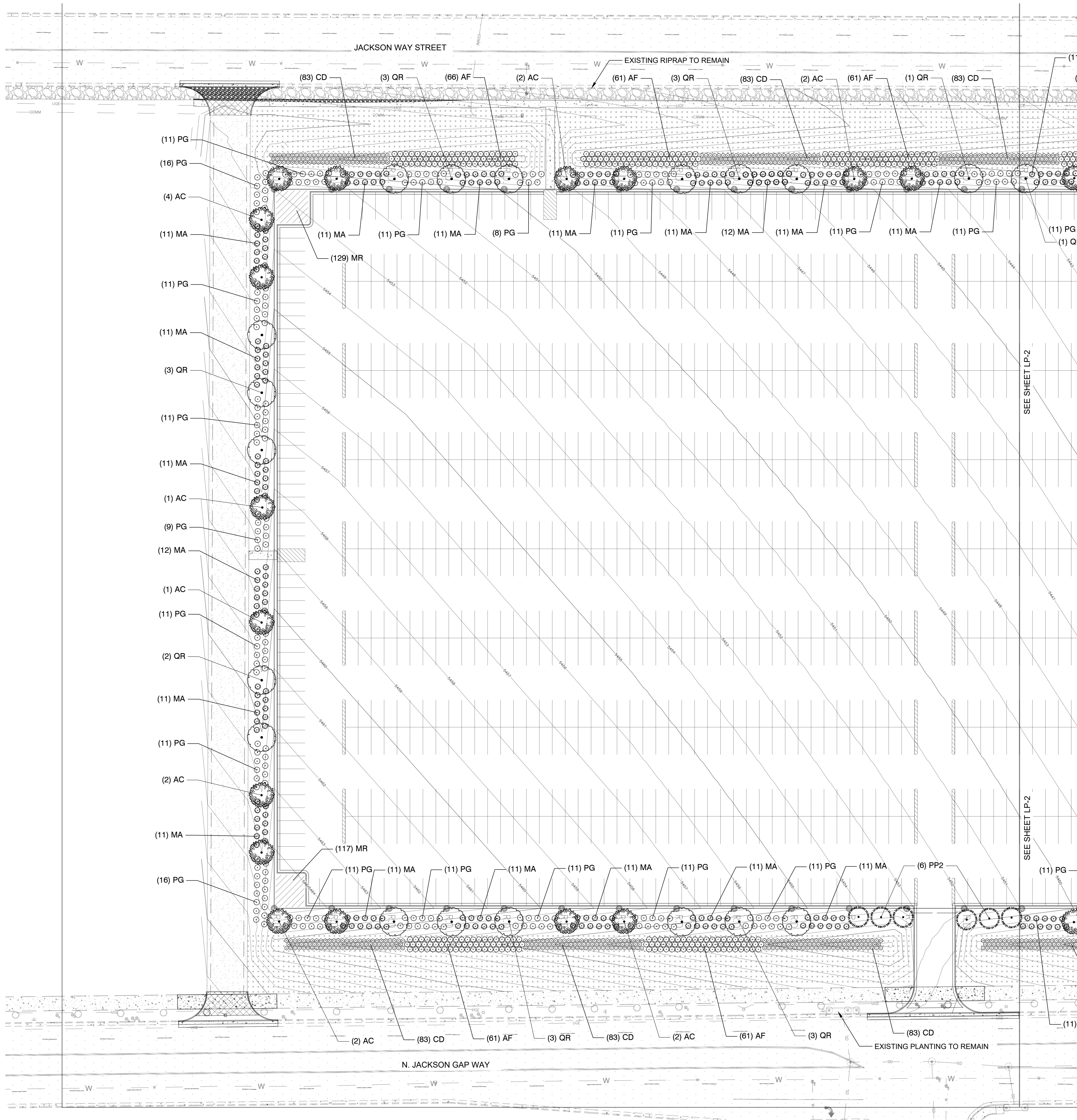
NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.

SEE SHEET LP-4 FOR LANDSCAPE  
CALCULATIONS AND PLANT SCHEDULE

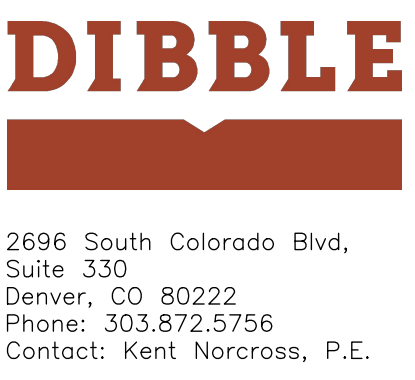




FILE:P:\Shared\Projects\2025\DA Pre-Flight Pkg - Aurora CO - N Jackson Gap\DA Pre-Flight Pkg - Aurora CO - LP.dwg DATE:2/14/2025 TIME:11:35 AM (by:jmlue)



SEE SHEET LP-4 FOR LANDSCAPE  
CALCULATIONS AND PLANT SCHEDULE



INTERPARK LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
312.935.2800  
PATRICK MARTIN

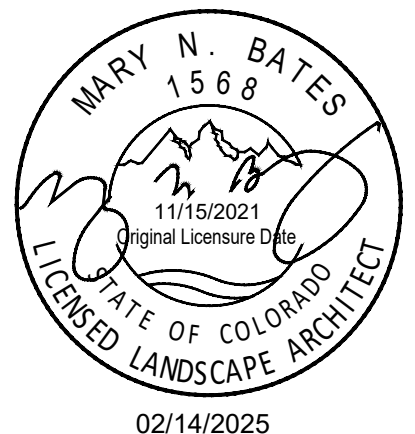


DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
303.287.5525  
KATHERINE HAWKINS

OWNER  
DIA PRE-FLIGHT PARKING FACILITY  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

PRELIMINARY PLAN

Issued for	Rev.	Date



Project No. 1024170

Designed: JML Drawn: JML Checked: MB

Drawing Title  
LANDSCAPE  
PLANTING PLAN

Dwg. No.  
17



FILE:P:\Shared\Projects\2025\DA Pre=Flight Pkg - Aurora CO - N Jackson Gap\DA Pre=Flight Pkg - Aurora CO - LP.dwg DATE:2/14/2025 TIME:11:36 AM (by:jmlue)

NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION				
ELEVATION	LENGTH	TREE EQUIVALENT REQUIRED (1 PER 40 LF)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER TREE EQUIVALENT)
NORTH	500 LF	13	16	207
EAST	1000 LF	25	27	993
SOUTH	500 LF	13	13	153
WEST	1000 LF	25	28	1063

LANDSCAPE CALCULATIONS

TURF: 0% (NO NON-FUNCTIONAL TURF ALLOWED)

**CURBSIDE LANDSCAPING, N. JACKSON GAP WAY, DETACHED SIDEWALK (CURRENT CONDITION):**  
FRONTAGE LENGTH: 1,793 LF  
STREET TREES REQUIRED: (1 PER 40 LF)  
EXISTING STREET TREES: MEET REQUIREMENTS.

**CURBSIDE LANDSCAPING, JACKSON GAP STREET, DETACHED SIDEWALK (CURRENT CONDITION):**  
FRONTAGE LENGTH: 1,793 LF  
STREET TREES REQUIRED: (1 PER 40 LF)  
EXISTING STREET TREES: NONE-AREA RIP RAPED  
REQUEST EXCEPTION TO STREET TREE REQUIREMENTS.

**STREET FRONTAGE LANDSCAPE BUFFER, N. JACKSON GAP WAY, 25' WIDTH (CURRENT CONDITION)**  
FRONTAGE LENGTH: 1,793 LF  
WIDTH REQUIRED: 25 LF  
WIDTH PROVIDED: VARIES 25+ LF  
TREES REQUIRED: 45 TREES (1 PER 40 LF)  
TREES PROVIDED: 54 TREES  
SHRUBS REQUIRED: 448 SHRUBS (10 PER 40 LF)  
SHRUBS PROVIDED: 1,603 SHRUBS

**STREET FRONTAGE LANDSCAPE BUFFER, JACKSON GAP STREET, 25' WIDTH (CURRENT CONDITION)**  
FRONTAGE LENGTH: 1,793 LF  
WIDTH REQUIRED: 25 LF  
WIDTH PROVIDED: VARIES 25+ LF  
TREES REQUIRED: 45 TREES (1 PER 40 LF)  
TREES PROVIDED: 45 TREES  
SHRUBS REQUIRED: 448 SHRUBS (10 PER 40 LF)  
SHRUBS PROVIDED: 1,687 SHRUBS

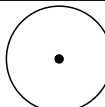
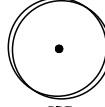
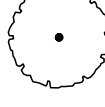
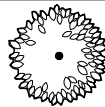

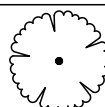
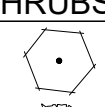
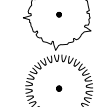
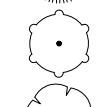
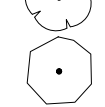
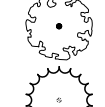

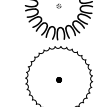
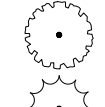


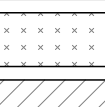
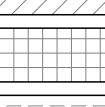
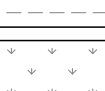



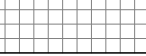
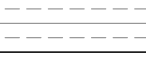

**BUILDING PERIMETER LANDSCAPING**  
SEE TABLE TITLED "NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION", THIS SHEET

**PARKING LOT PERIMETER SCREENING**  
SCREENING IS PROVIDED BY THE STREET FRONTAGE LANDSCAPE BUFFERS.

**DETENTION POND LANDSCAPE**  
TOTAL AREA ABOVE 100 YEAR WATER SURFACE: 30,677  
TREES REQUIRED: (1 PER 4,000 SF)  
TREES PROVIDED: 8  
SHRUBS REQUIRED: (10 PER 4,000 SF)  
SHRUBS PROVIDED: 85

WATER USE TABLE	
WATER USE CATEGORY	PERCENTAGE OF TOTAL LANDSCAPE AREA
NO WATER USE	0%
LOW WATER USE	100%
HIGH WATER USE	0%

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
DECIDUOUS TREES							
	AA	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	Cont. or B&B	9		
	PA2	Populus x acuminata / Lanceleaf Cottonwood	2.5" Cal.	Cont. or B&B	8		
	QR	Quercus rubra / Northern Red Oak	2.5" Cal.	Cont. or B&B	43		
EVERGREEN TREES							
	AC	Abies concolor / White Fir	2.5" Cal.	Cont. or B&B	40	Min. 6' ht.	
	PP2	Pinus edulis / Pinyon Pine	2.5" Cal.	Cont. or B&B	14	Min. 6' ht.	
ORNAMENTAL TREES							
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2" Cal.	Cont. or B&B	16		
SHRUBS							
	AM	Aronia melanocarpa / Black Chokeberry	5 gal.	Cont.	21		
	AF	Artemisia filifolia / Sand Sagebrush	5 gal.	Cont.	1,043		
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal.	Cont.	84		
	CD	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	3 gal.	Cont.	1,382		
	CB	Cornus sericea 'Bailey' / Bayley's Red Twig Dogwood	5 gal.	Cont.	43		
	CC	Cotoneaster apiculatus / Cranberry Cotoneaster	5 gal.	Cont.	38		
	MA	Mahonia aquifolium / Oregon Grape	5 gal.	Cont.	479		
	NH	Nandina domestica 'harbour dwarf' / Heavenly Bamboo	3 gal.	Cont.	46		
	NT	Nassella tenuissima / Mexican Feather Grass	5 gal.	Cont.	72		
	PH	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	1 gal.	Cont.	168		
	PG	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal.	Cont.	492		
	PC	Prunus virginiana / Chokecherry	5 gal.	Cont.	21		
	SL	Schizachyrium scoparium / Little Bluestem	5 gal.	Cont.	11		
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS							
	AU	Arctostaphylos uva-ursi / Kinnikinnick	1 gal.	Cont.	24" o.c.	1,069	
	BG	Bouteloua gracilis / Blue Grama Grass	seed			147,672 sf	
	MR	Mahonia repens / Creeping Mahonia	1 gal.	Cont.	24" o.c.	958	
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal.	Cont.	36" o.c.	302	
	VR	Veronica x 'Reavis' / Crystal River Creeping Speedwell	1 gal.	Cont.	24" o.c.	211	
	GR	Western Native Seed / High Plains Foothills Riparian Mix	seed			48,675 sf	8 oz per 1,000 sf



2696 South Colorado Blvd,  
Suite 330  
Denver, CO 80222  
Phone: 303.872.5756  
Contact: Kent Norcross, P.E.



INTERPARK LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
312.935.2800  
PATRICK MARTIN



DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
303.287.5525  
KATHERINE HAWKINS

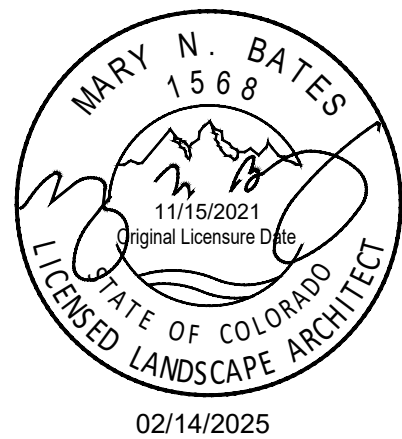
OWNER  
DIA PRE-FLIGHT PARKING FACILITY  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

PRELIMINARY PLAN

Rev.

Date

Issued for



Project No. 1024170

Designed: JML Drawn: JML Checked: MB

Drawing Title  
LANDSCAPE CALCS  
& SCHEDULE

Dwg. No.

18





PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING OR PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TESTS, AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
  2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
1. WORK ORDERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, AND THE MAINTENANCE OF THE PLANTING AREA.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRUING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (BBB), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
  4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVENT IF STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
  8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE IS COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALETTE OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM THE SUPPLIER OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DIBROMIDES; NOT EXCEEDING 0.5 PERCENT HEAVY CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS; NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER, CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
  2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  3. STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
  4. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
  5. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

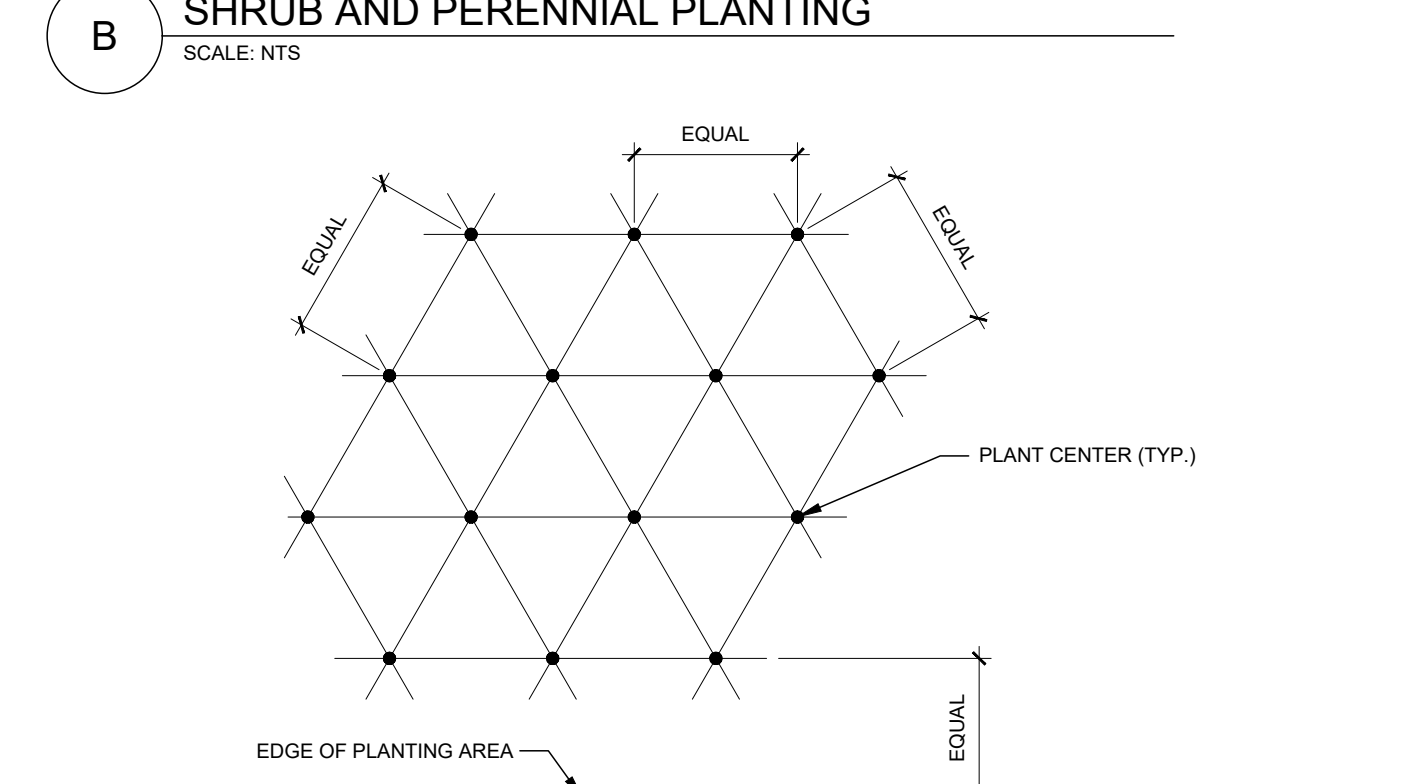
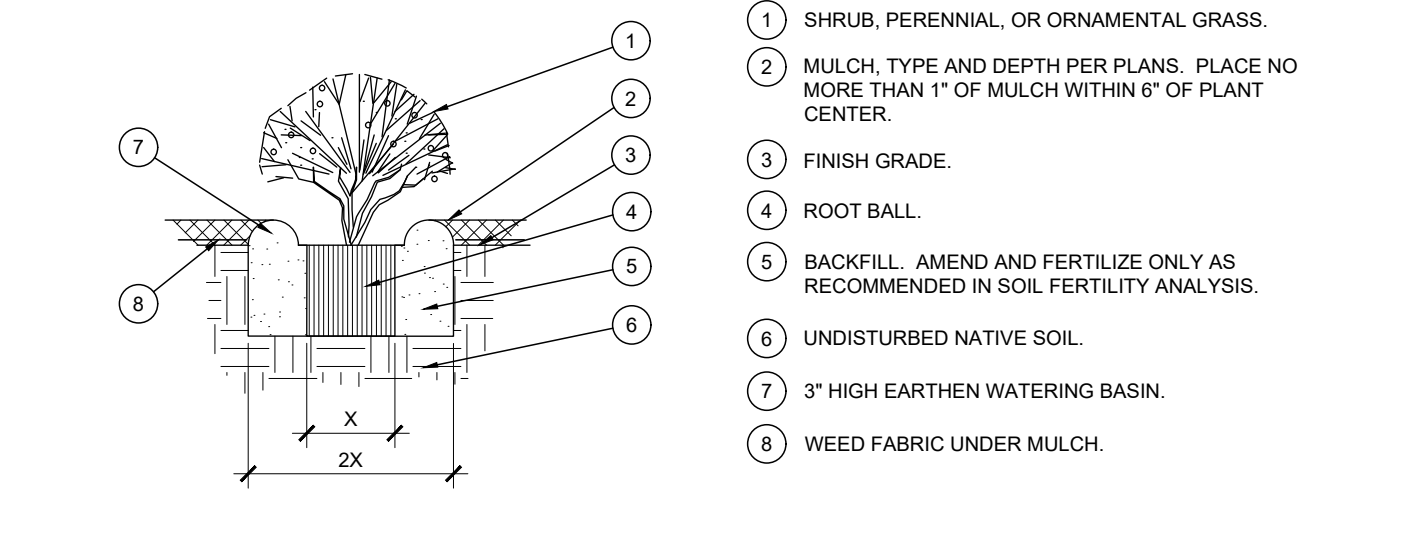
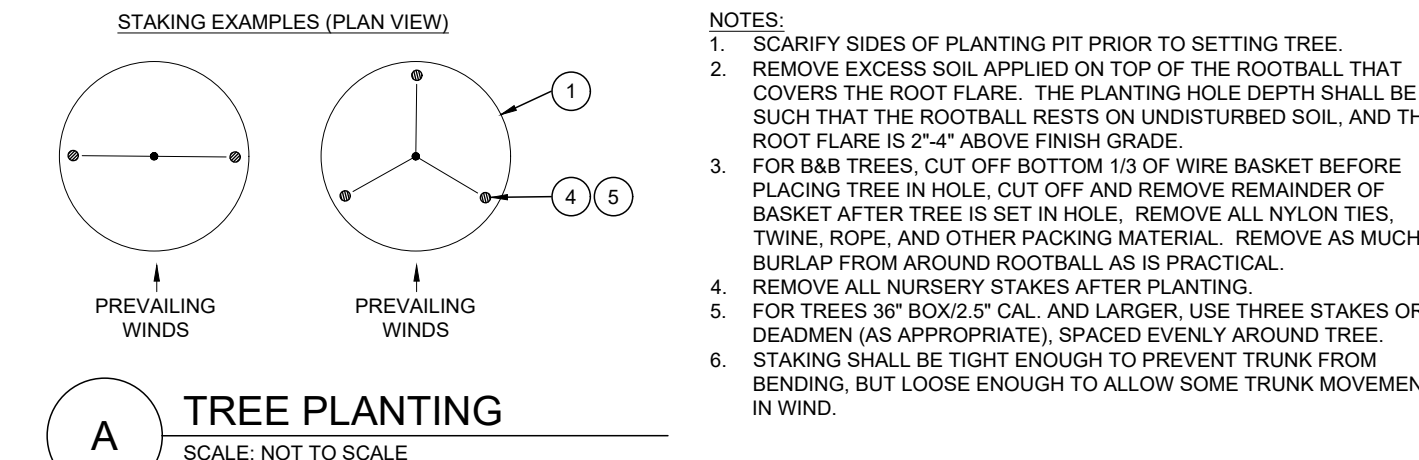
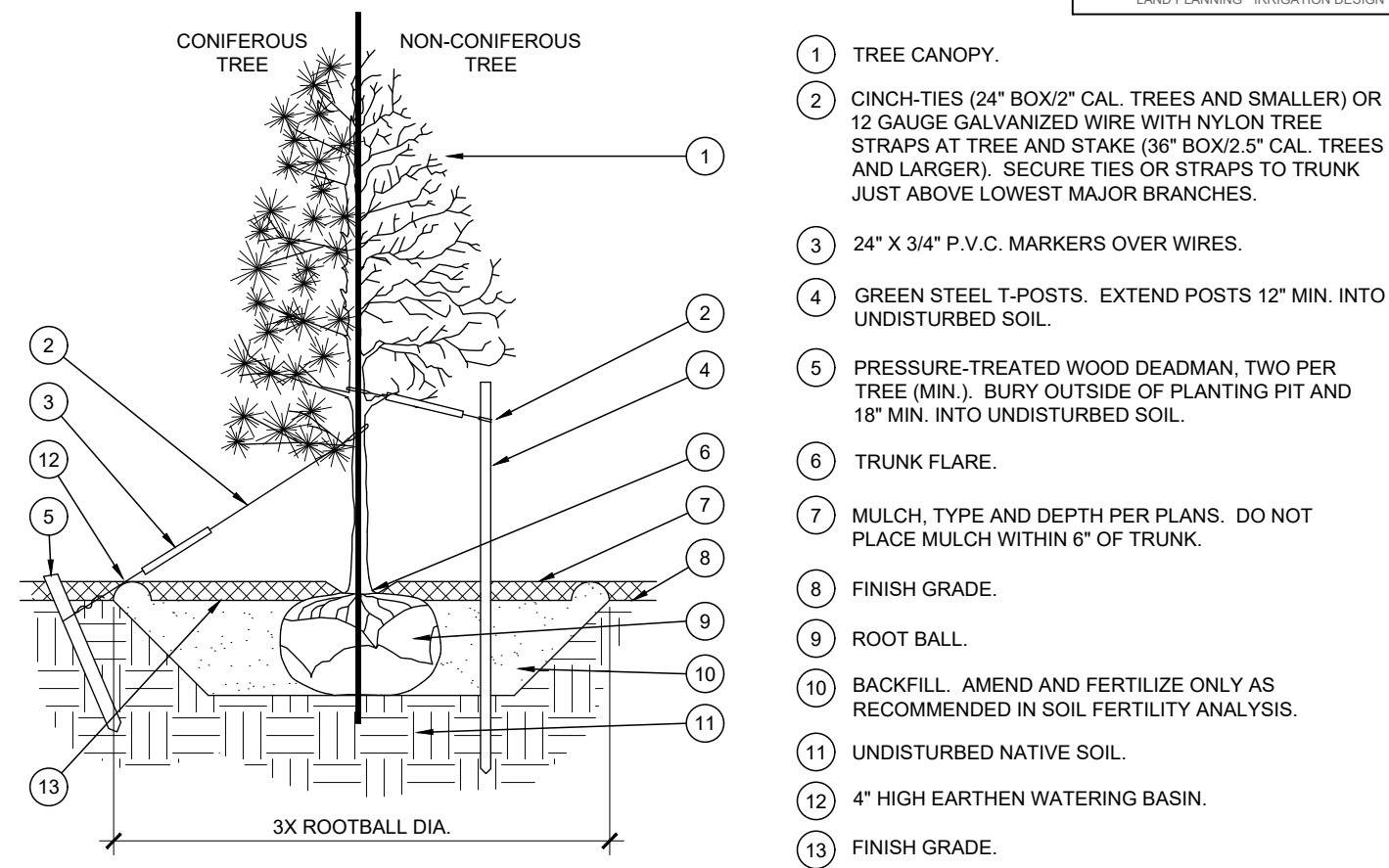
METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  2. SOIL TESTING:
    - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
    - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
    - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): PREPARE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      - iii. "CLAY BUSTER" OR "LANDSCAPERS COMPOST" - USE MANUFACTURER'S RECOMMENDED RATE TREES, SHRUBS, AND PERENNIALS. INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
        - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
        - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
        - iii. "CLAY BUSTER" OR "LANDSCAPERS COMPOST" - USE MANUFACTURER'S RECOMMENDED RATE.
        - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
    - b. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH AS INDICATED ON THE GRADING PLANS).
    - c. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS ON THE AREA AND PLANTING BED PREPARATION.
    - d. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM DRAINAGE AROUND PLANT STRUCTURES AND THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
    - e. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
    - f. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    - g. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    - h. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
  6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
  2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TESTS, AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
  3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
  4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  3. TRENCING NEAR EXISTING TREES:
    - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5" ABOVE THE AVERAGE GRADE AT THE TRUNK).
    - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
    - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS UNLESS IF LOCAL JURISDICTION REQUIRES OR OAK TREES LOCATED IN OAK WILT SUSCEPTIBLE AREAS.
  4. TREE PLANTING:
    - a. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
    - b. FOR CONTAINER AND BOX TREES: TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
    - c. INSTALL TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
    - d. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
    - e. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      - i. 1-2" TREES: TWO STAKES PER TREE
      - ii. 2-1/2" - 4" TREES: THREE STAKES PER TREE
      - iii. TREES OVER 4" CALIPER: GUY AS NEEDED
      - iv. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
      - v. 15-15-15 WATER SOLUBLE FERTILIZER: TWO STAKES PER TREE
      - vi. 30" - 48" BOX TREES: THREE STAKES PER TREE
      - vii. OVER 48" BOX TREES: GUY AS NEEDED
      - viii. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
    - f. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
  5. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING:
    - a. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
    - b. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
    - c. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
  6. SODDING:
    - a. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
    - b. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
    - c. LAY THE SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
    - d. STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
    - e. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
    - f. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
  7. HYDROMULCHING:
    - a. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      - i. WINTER MIX (OCTOBER 1 - MARCH 31)
        - ii. 50# CELLULOSE FIBER MULCH
        - ii. 2# UNHULLED BERMUDA SEED
      - ii. ANNUAL RYE SEED
    - b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
      - i. 50# CELLULOSE FIBER MULCH
      - ii. 2# HULLED BERMUDA SEED
    - c. 15-15-15 WATER SOLUBLE FERTILIZER
  8. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - a. GENERAL:
      - i. 50# CELLULOSE FIBER MULCH
      - ii. 15-15-15 WATER SOLUBLE FERTILIZER
  9. DRILL SEEDING:
    - a. ALL SEED SHALL BE DRILL SEED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER DRILLING.
    - b. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      - i. 50# CELLULOSE FIBER MULCH
      - ii. 15-15-15 WATER SOLUBLE FERTILIZER
      - iii. 4# ORGANIC BINDER
  10. MULCH:
    - a. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
    - b. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
  11. CLEAN-UP:
    - a. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
    - b. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
  12. INSPECTION AND ACCEPTANCE:
    - a. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
    - b. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
    - c. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
  13. LANDSCAPE MAINTENANCE:
    - a. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF TREES, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
    - b. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
    - c. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      - i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      - ii. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      - iii. C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEED OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
  14. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS:
    - a. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE. (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
    - b. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

CITY LANDSCAPE NOTES

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 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).
- SOIL PREPARATION IS TO BE DETERMINED BASED ON THE SOIL TEST RESULTS REQUIRED BY THE CONSTRUCTION SPECIFICATIONS. IF NO FURTHER REQUIREMENTS ARE DETERMINED BY THE SOIL TEST RESULTS, A MINIMUM OF FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS TO BE PROVIDED.
- FREESTANDING LIGHTS PROVIDING ACCESS, PARKING, AND PERIMETER ILLUMINATION ARE POLE MOUNTED AT 20' TOTAL HEIGHT WITH DIRECTIONAL, FULL CUTOFF LED FIXTURES.
- THE SURFACE MATERIAL OF THE PLAZA AREA IS COLORED POURED IN PLACE CONCRETE. THE SURFACE MATERIAL OF WALKS IS BROOM FINISH POURED-IN-PLACE CONCRETE. THE SURFACE MATERIAL OF THE PARKING LOT AND DRIVES IS ASPHALT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 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.



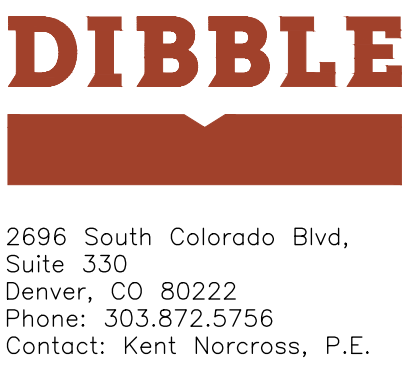
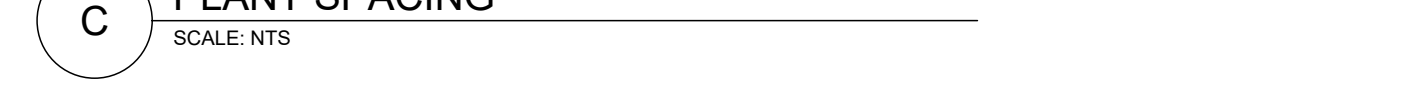
NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:  
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.58	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER  
STEP 1: 100 SF / 1.95 = 51 PLANTS  
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL



INTERPARK LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
Phone: 312.572.5756  
PATRICK MARTIN



DCB CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
303.287.5525  
KATHERINE HAWKINS

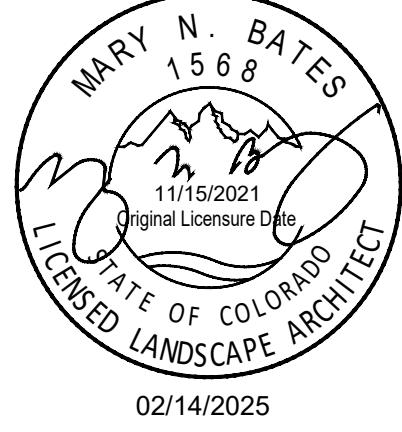
OWNER  
DIA PRE-FLIGHT PARKING FACILITY  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

PRELIMINARY PLAN

Issued for

Date

Rev.



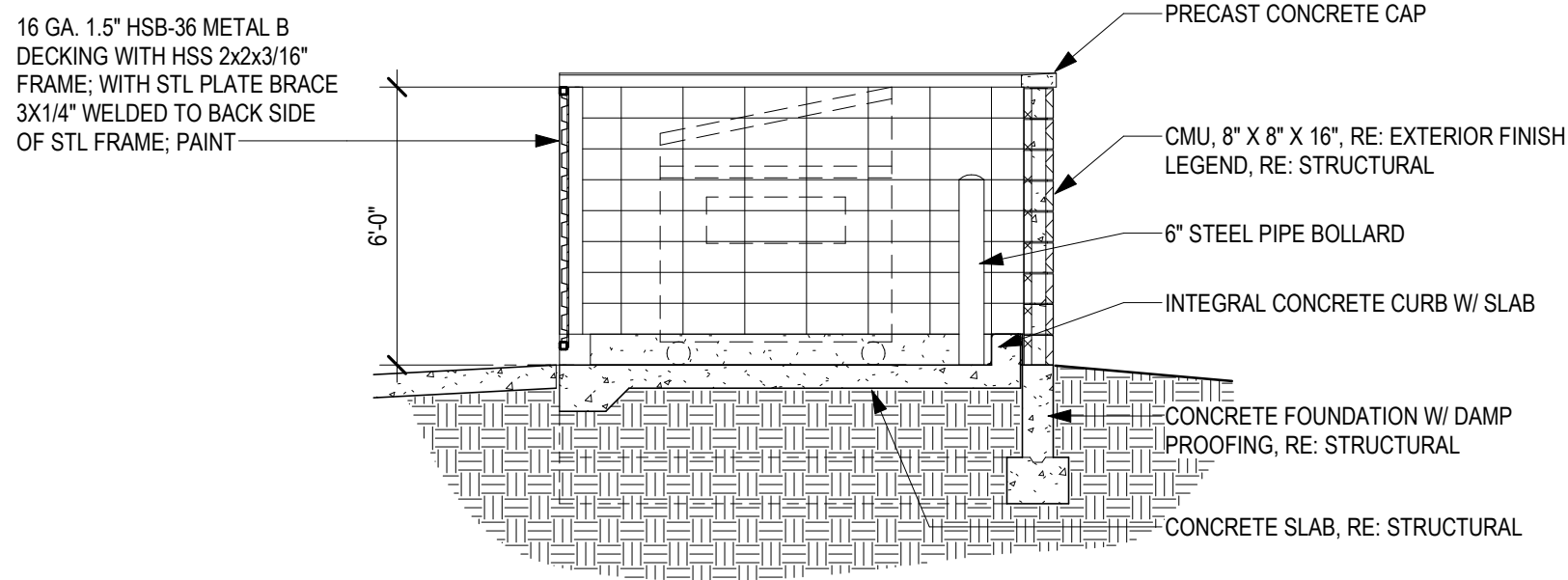
Project No. 1024170

Designed: JML Drawn: JML Checked: MB

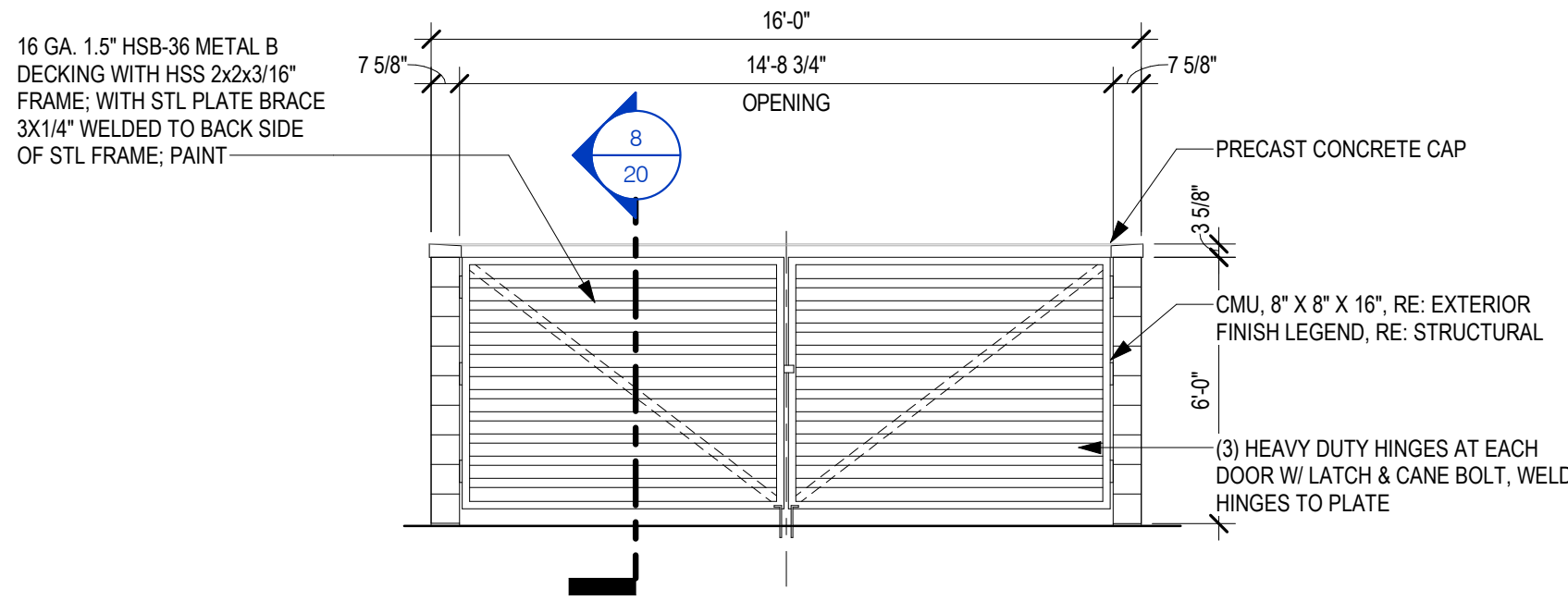
Drawing Title  
LANDSCAPE  
SPECS & DETAILS

Dwg No.

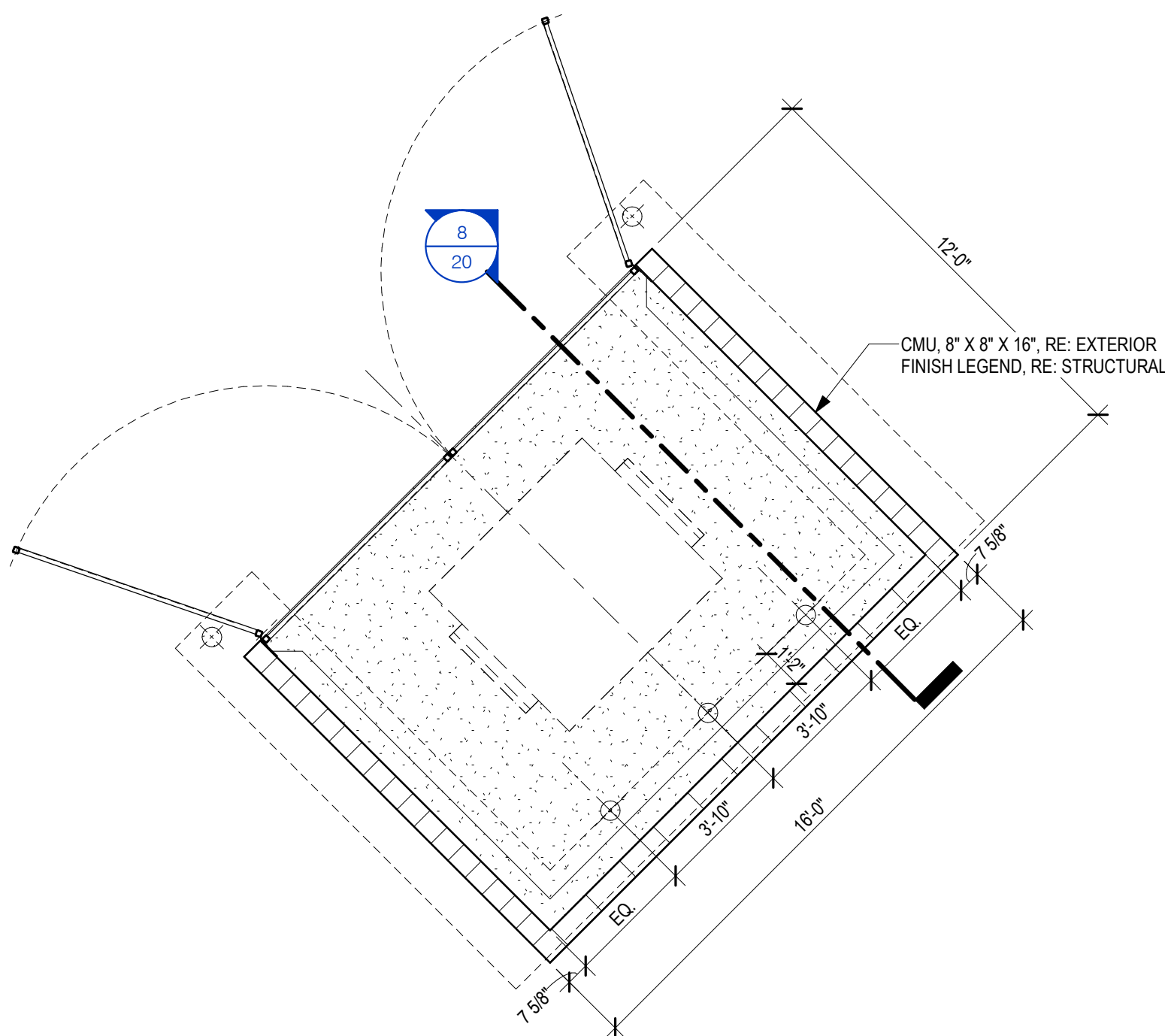




8 TRASH ENCLOSURE SECTION  
1/4" = 1'-0"



7 TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"



6 TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



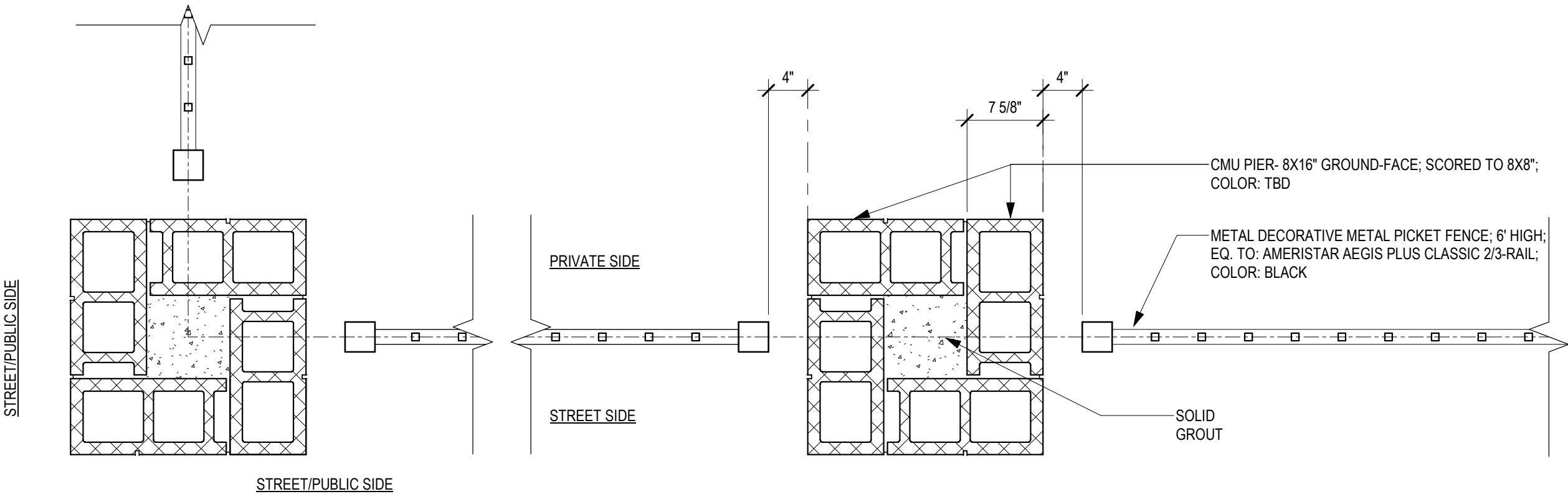
Bicycle rack



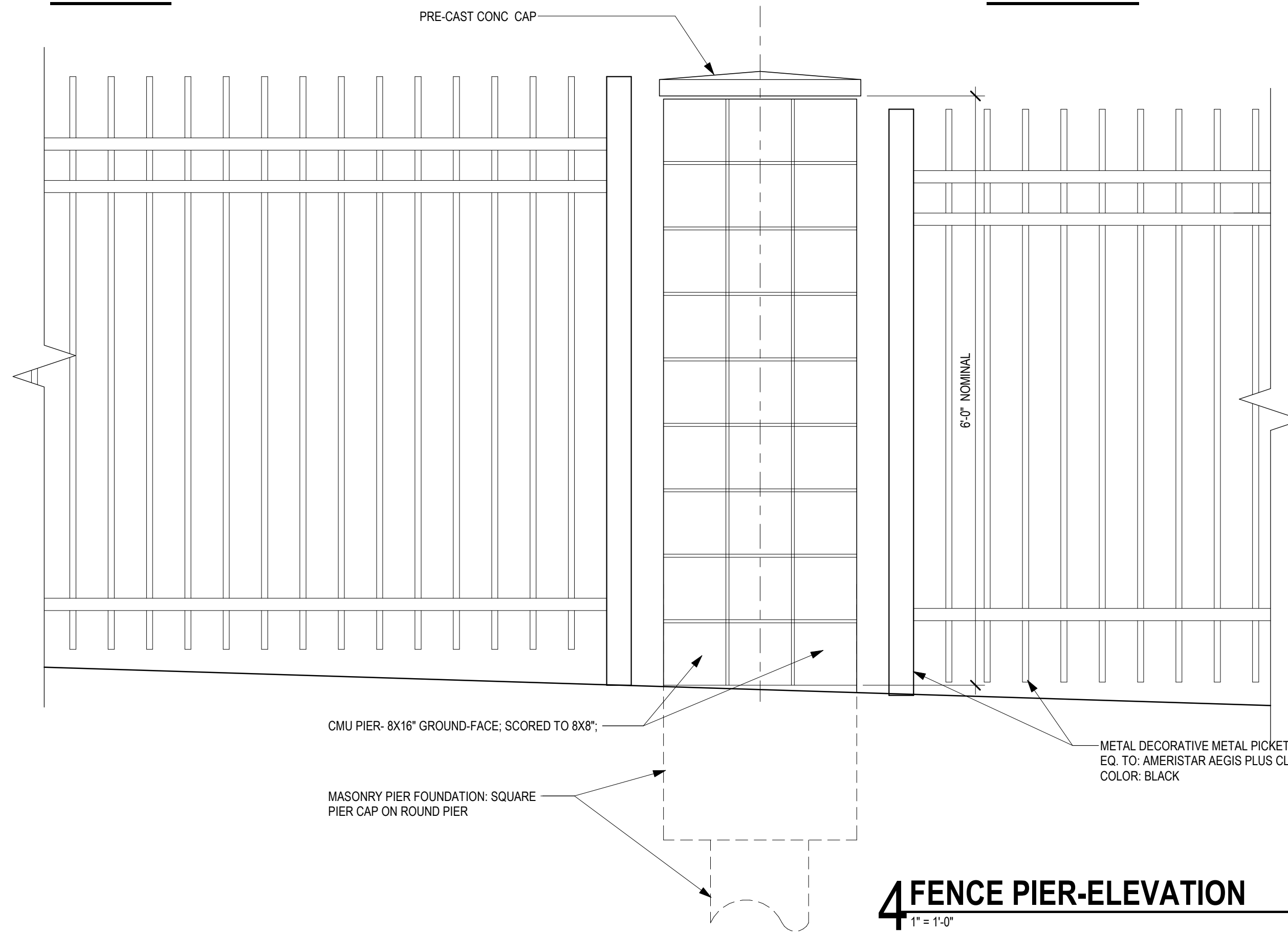
Metal benches with modern contemporary details



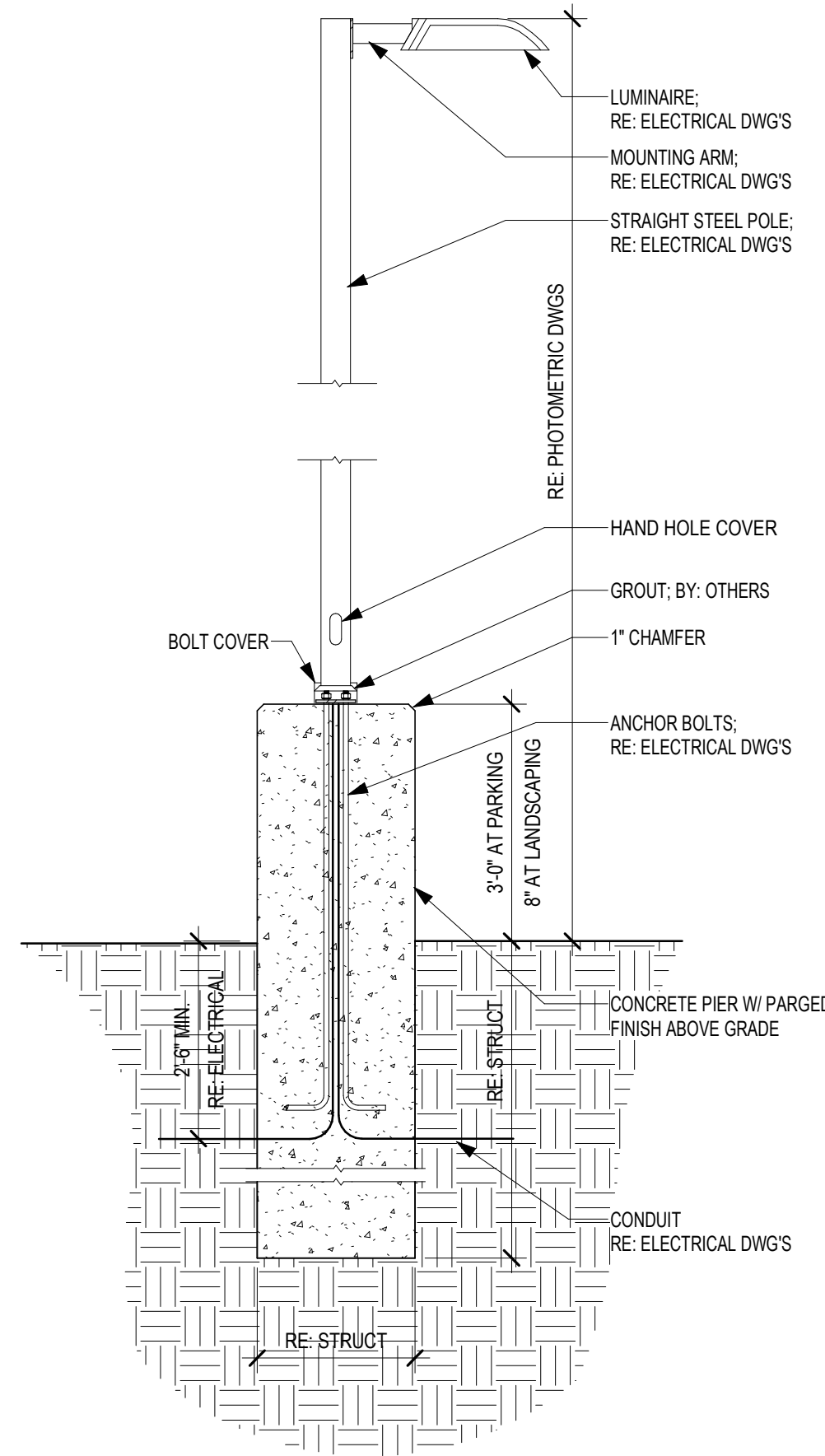
Trash receptacle



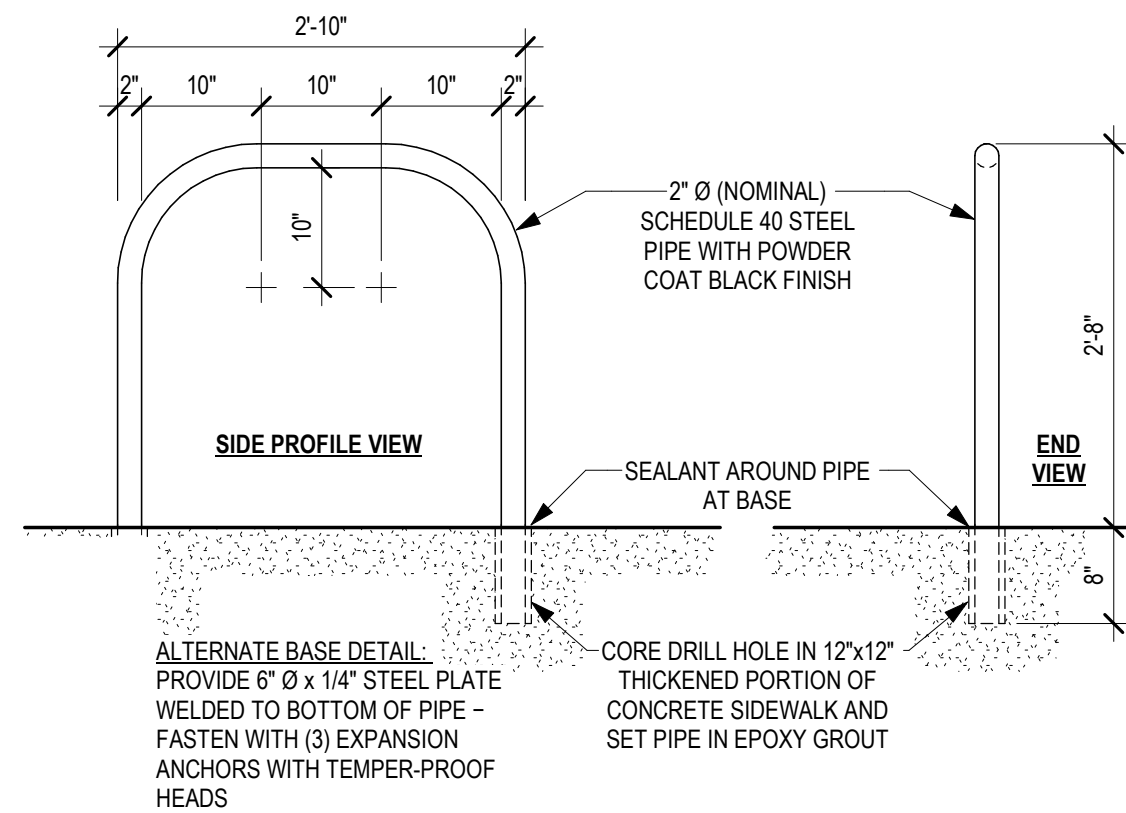
CORNER



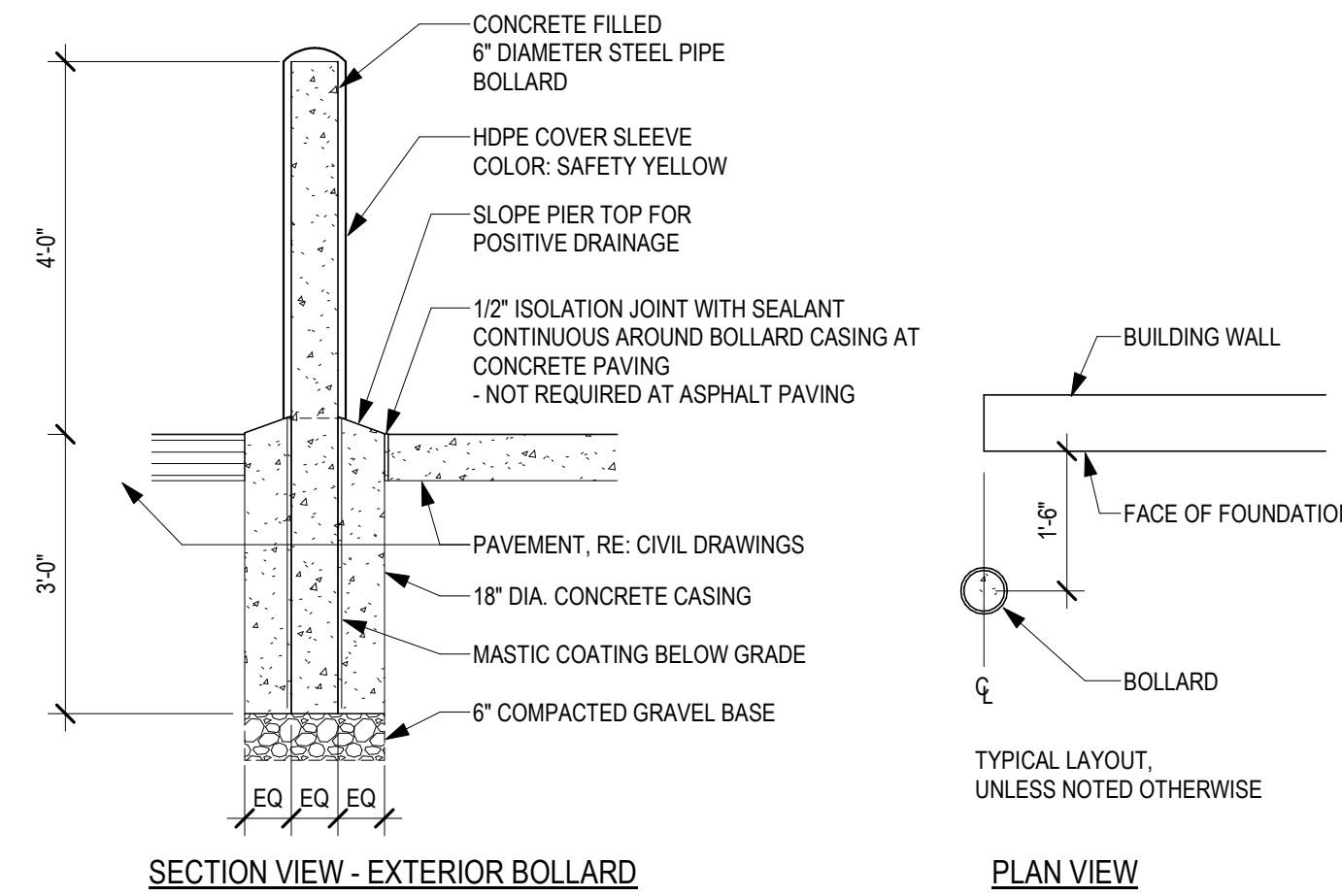
4 FENCE PIER-ELEVATION  
1" = 1'-0"



3 LIGHT POLE BASE  
1/2" = 1'-0"



2 BIKE RACK  
3/4" = 1'-0"



1 EXTERIOR BOLLARD DETAIL  
1/2" = 1'-0"

DIBBLE

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

InterPark

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
PHONE: 312.835.2800  
PATRICK MARTIN

dcb  
construction company, inc.

DCB CONSTRUCTION COMPANY, INC  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

ORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

SITE PLANS

Issued for Rev. Date

Project No. 2490-403

Designed: GD Drawn: JO Checked: KH

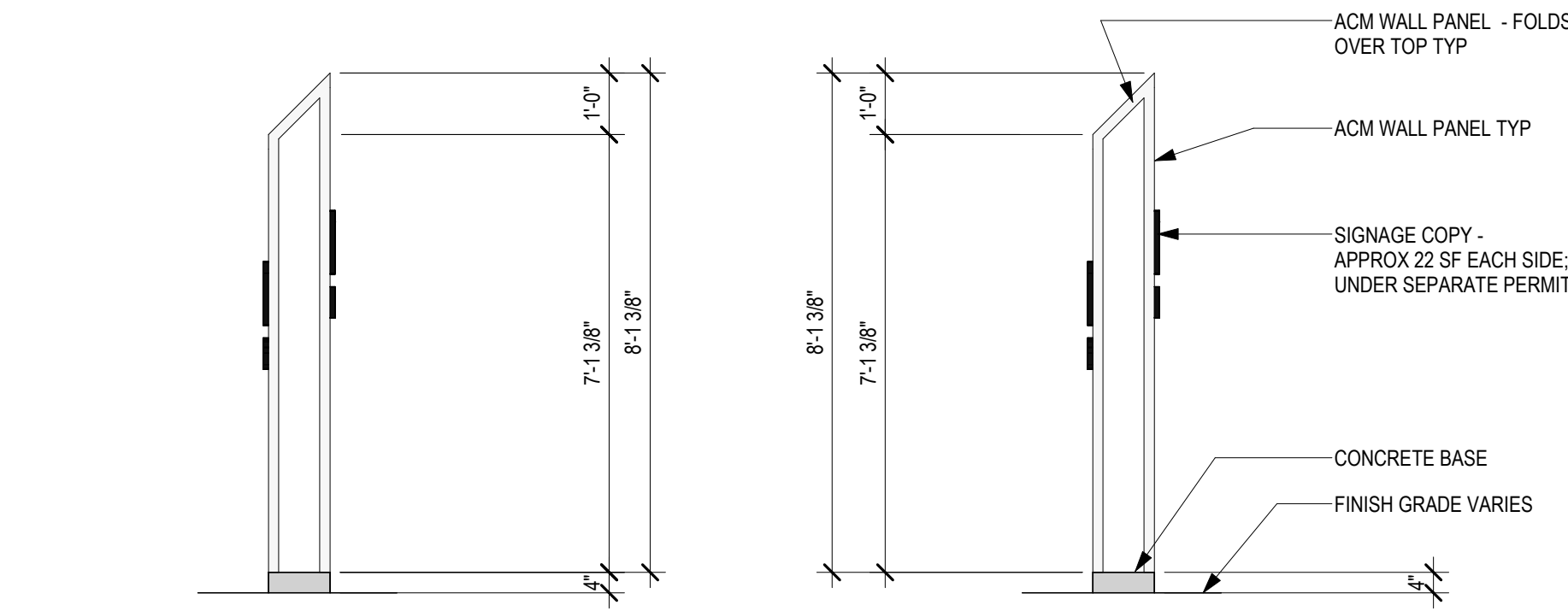
Drawing Title

SITE DETAILS

Dwg No.

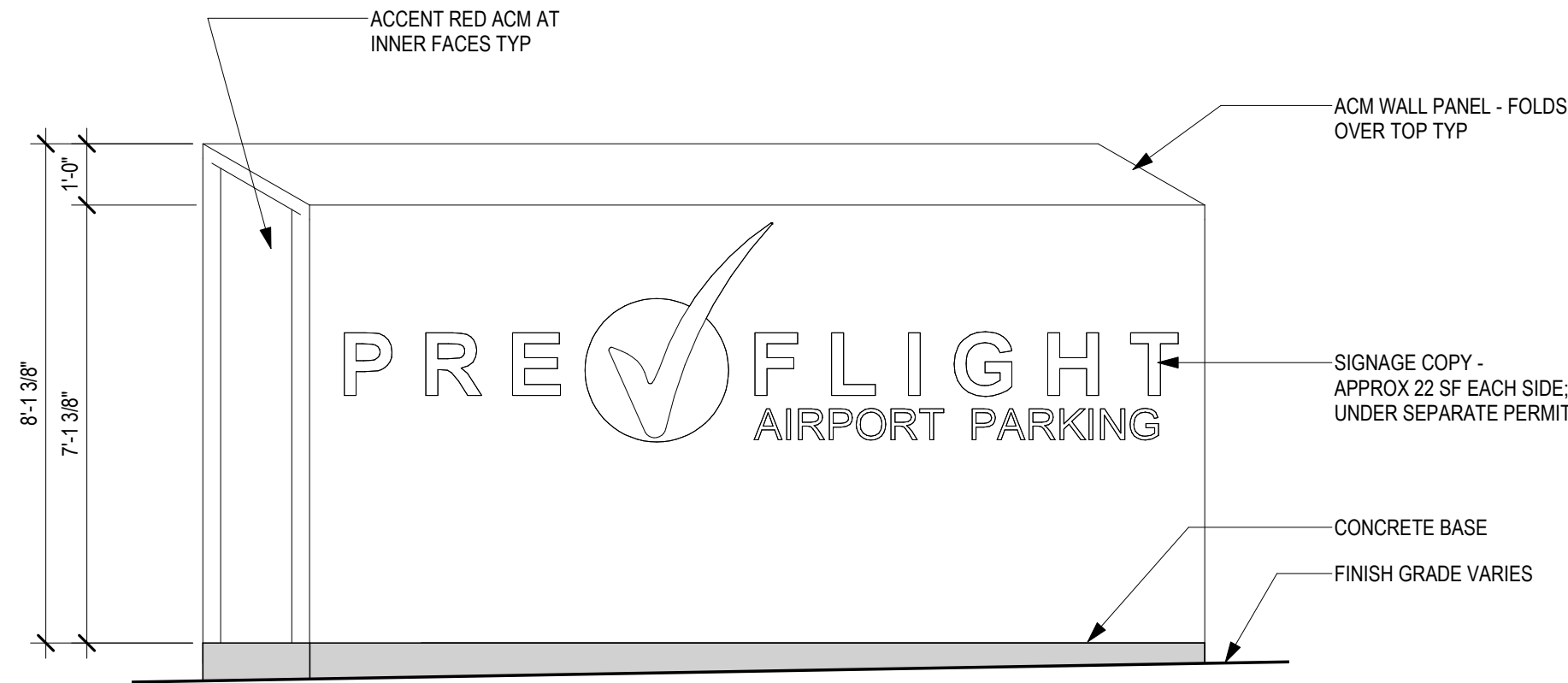
20



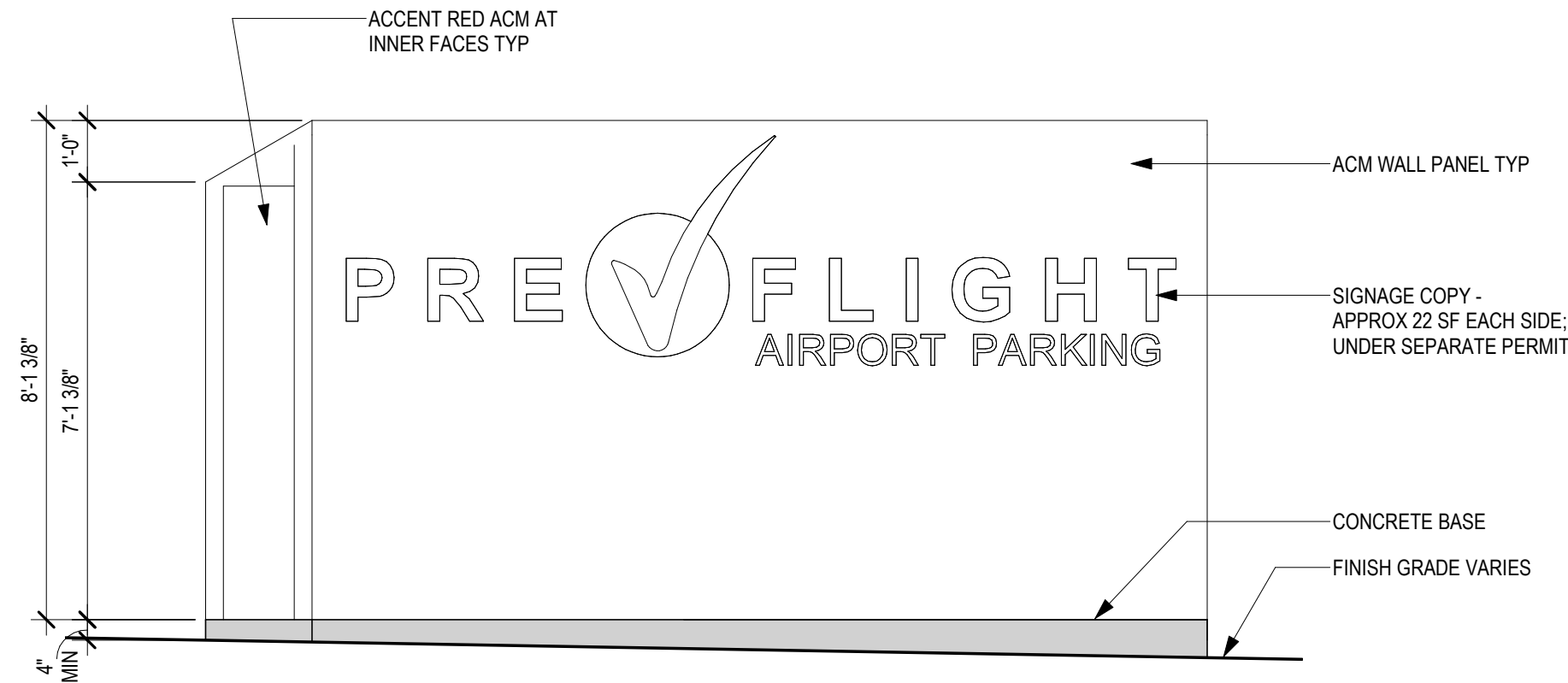


5 MON SIGN EAST ELEV  
3/8" = 1'-0"

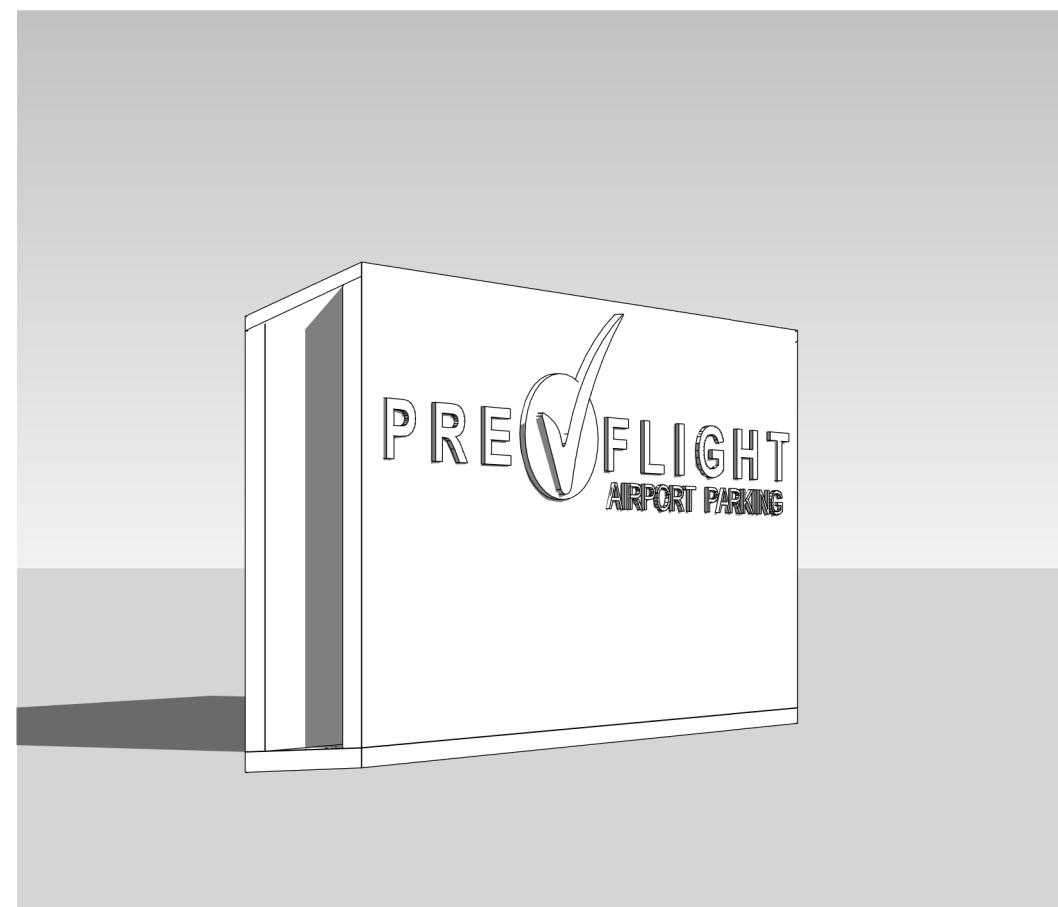
4 MON SIGN WEST ELEV  
3/8" = 1'-0"



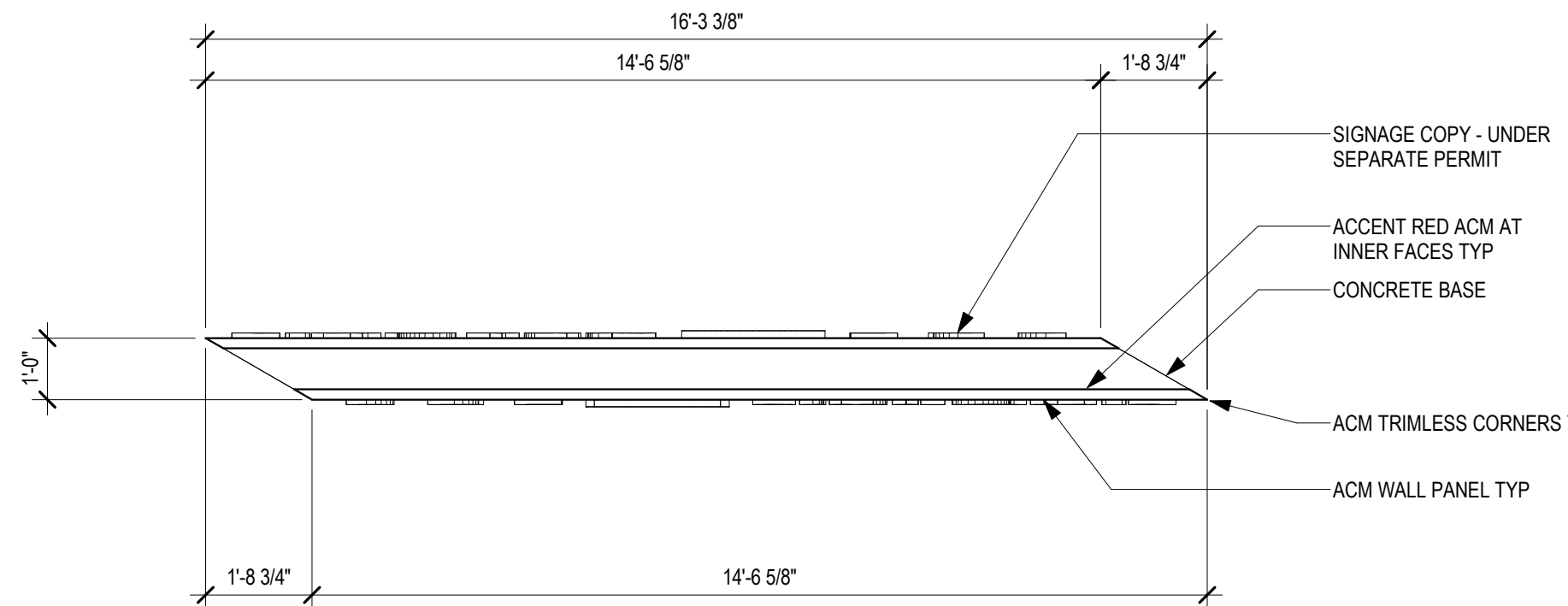
3 MONUMENT SIGN SOUTH ELEVATION  
3/8" = 1'-0"



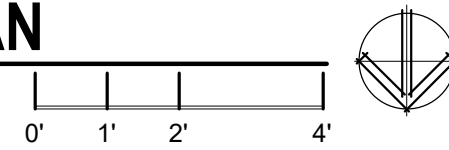
2 MONUMENT SIGN NORTH ELEVATION  
3/8" = 1'-0"



6 MONUMENT SIGN



1 MONUMENT SIGN PLAN  
3/8" = 1'-0"



**DIBBLE**

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

**InterPark**

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
312.835.2800  
PATRICK MARTIN

**dcb**  
construction company, inc.

DCB CONSTRUCTION COMPANY, INC  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

ORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

SITE PLANS

Issued for	Rev.	Date

Project No. 2490-403

Designed: GD	Drawn: JO	Checked: KH
-----------------	--------------	----------------

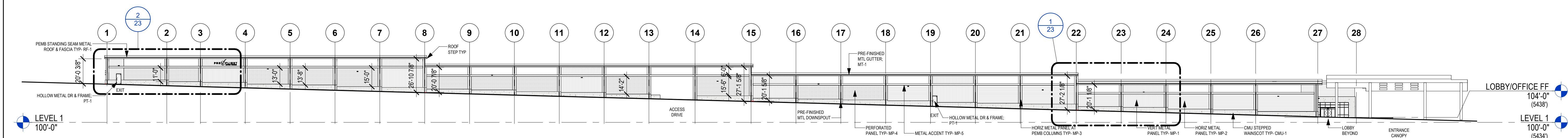
Drawing Title

SITE DETAILS

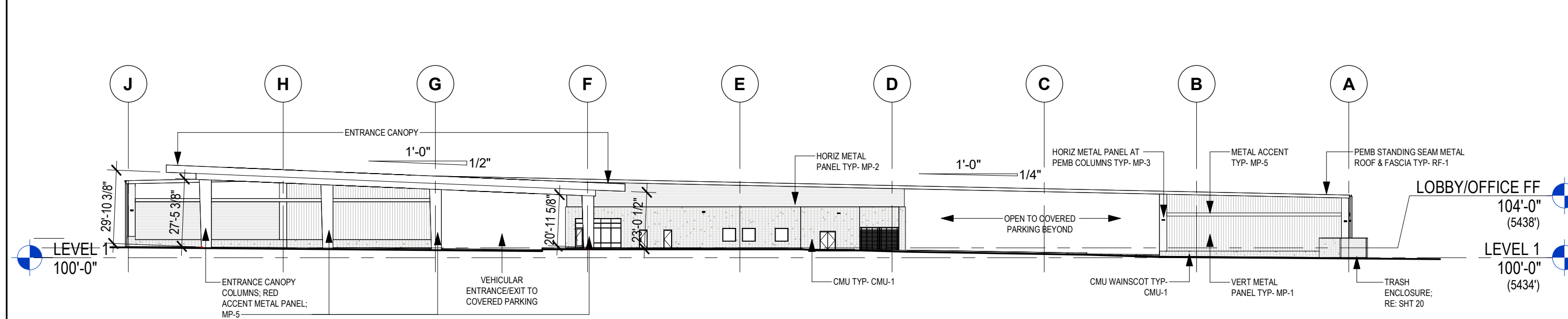
Dwg No.

21

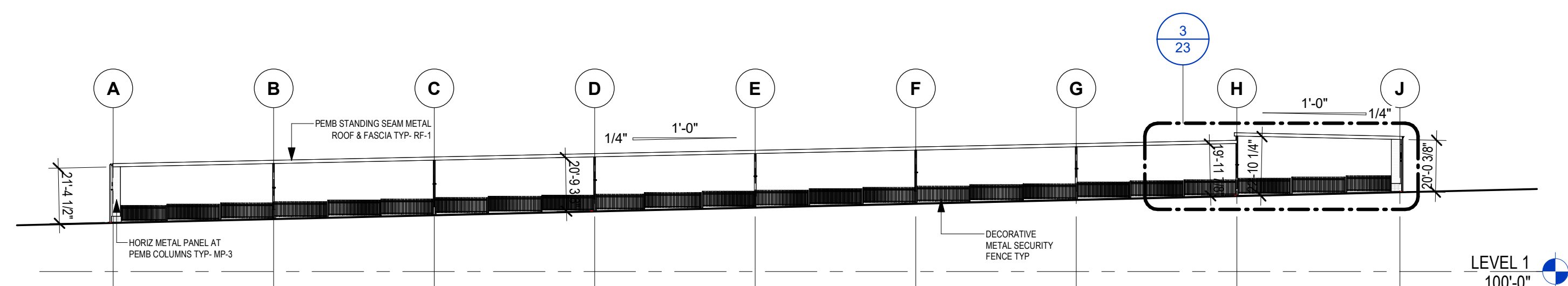




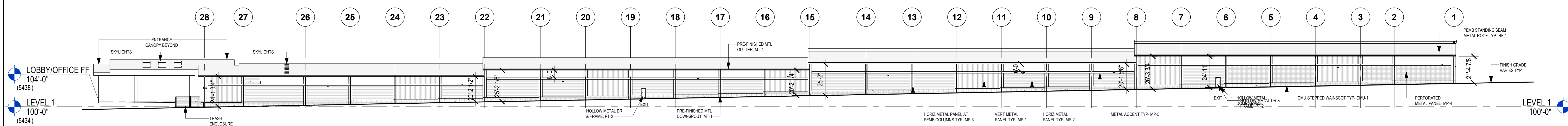
1 EAST ELEVATION  
1" = 40'-0"



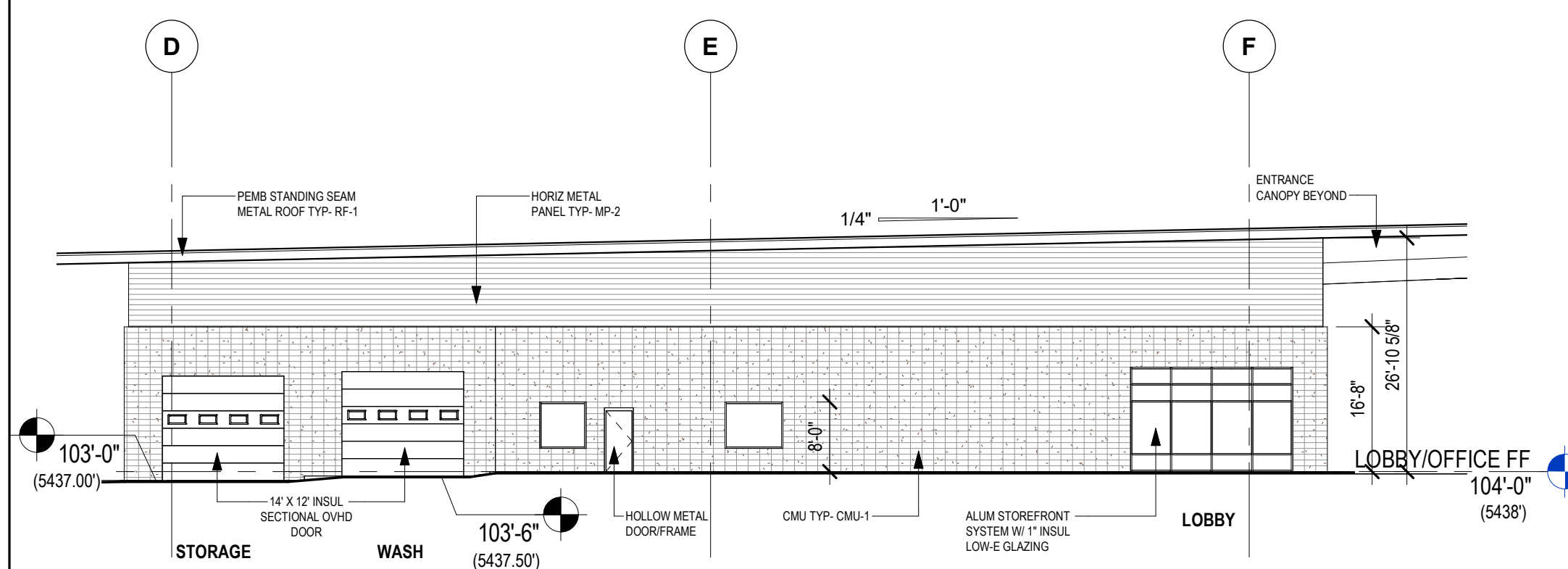
2 NORTH ELEVATION  
1" = 40'-0"



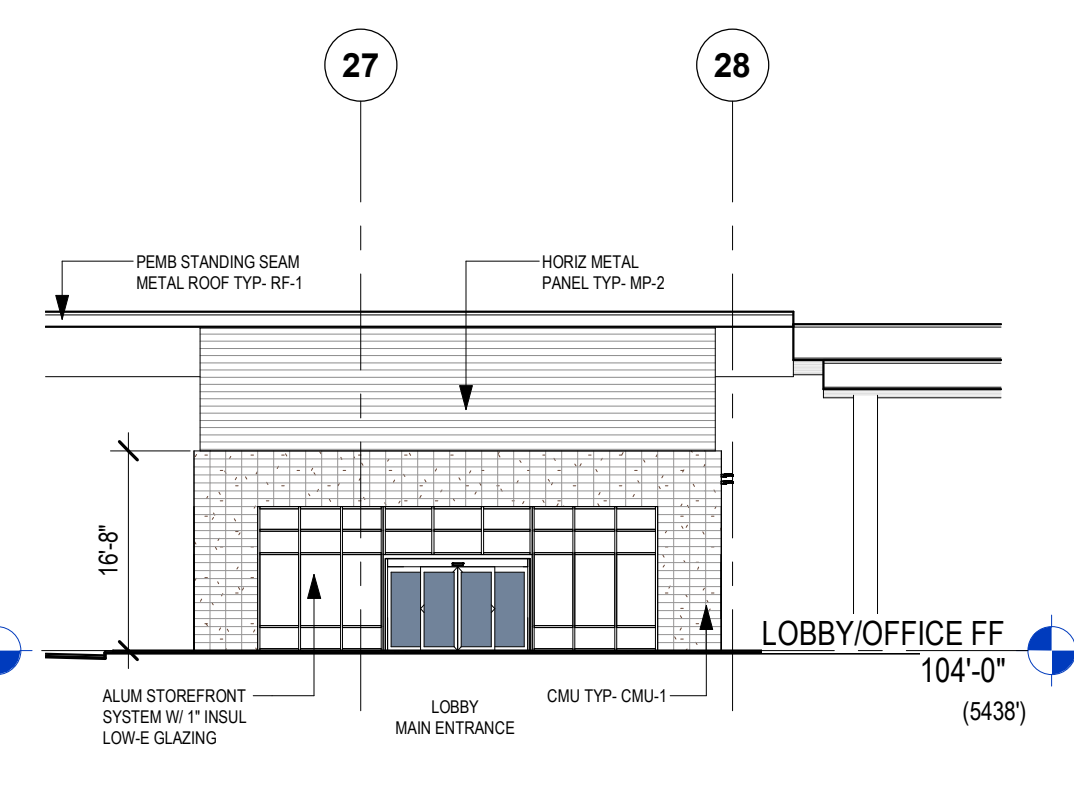
3 SOUTH ELEVATION  
1" = 40'-0"



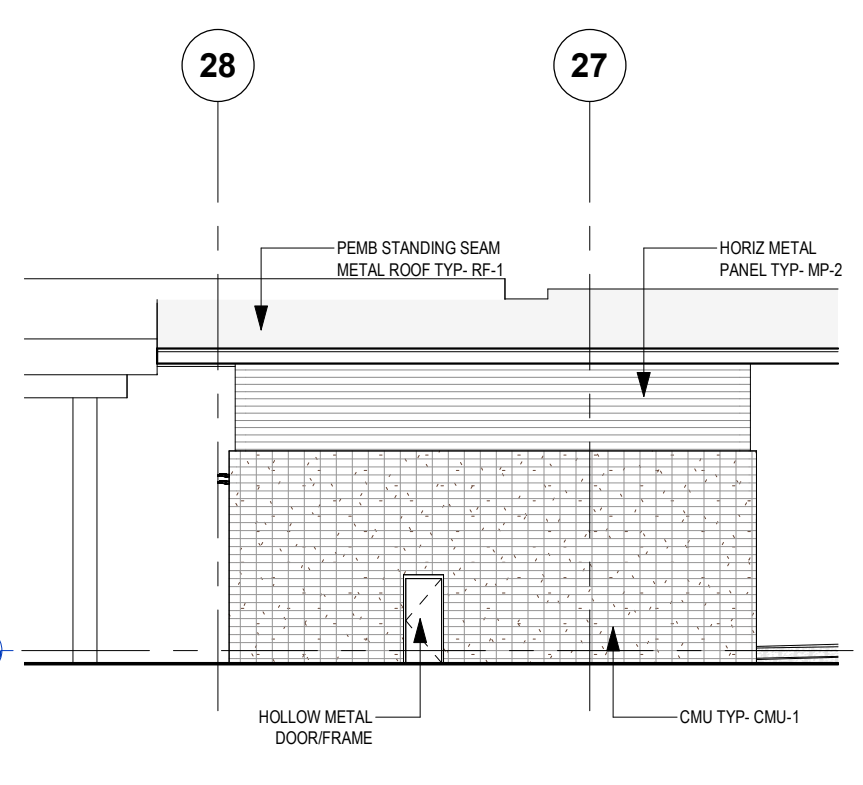
4 WEST ELEVATION  
1" = 40'-0"



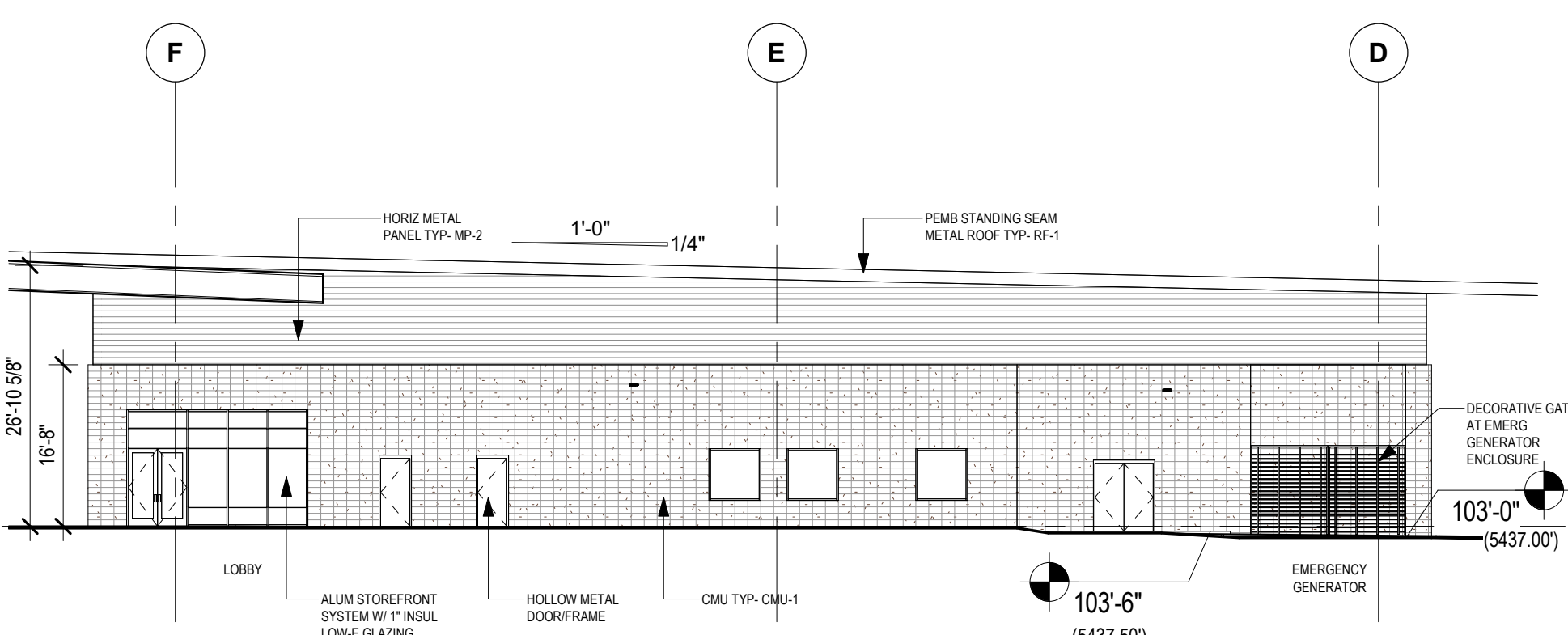
5 LOBBY SOUTH ELEVATION  
1/16" = 1'-0"



6 LOBBY EAST ELEVATION  
1/16" = 1'-0"



7 LOBBY WEST ELEVATION  
1/16" = 1'-0"



8 LOBBY NORTH ELEVATION  
1/16" = 1'-0"

**DIBBLE**

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

**InterPark**

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
312.935.2800  
PATRICK MARTIN

**dcb**  
construction company, inc.

DCB CONSTRUCTION COMPANY, INC  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

ORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

SITE PLANS

Issued for	Rev.	Date

Project No. 2490-403

Designed: GD Drawn: JO Checked: KH

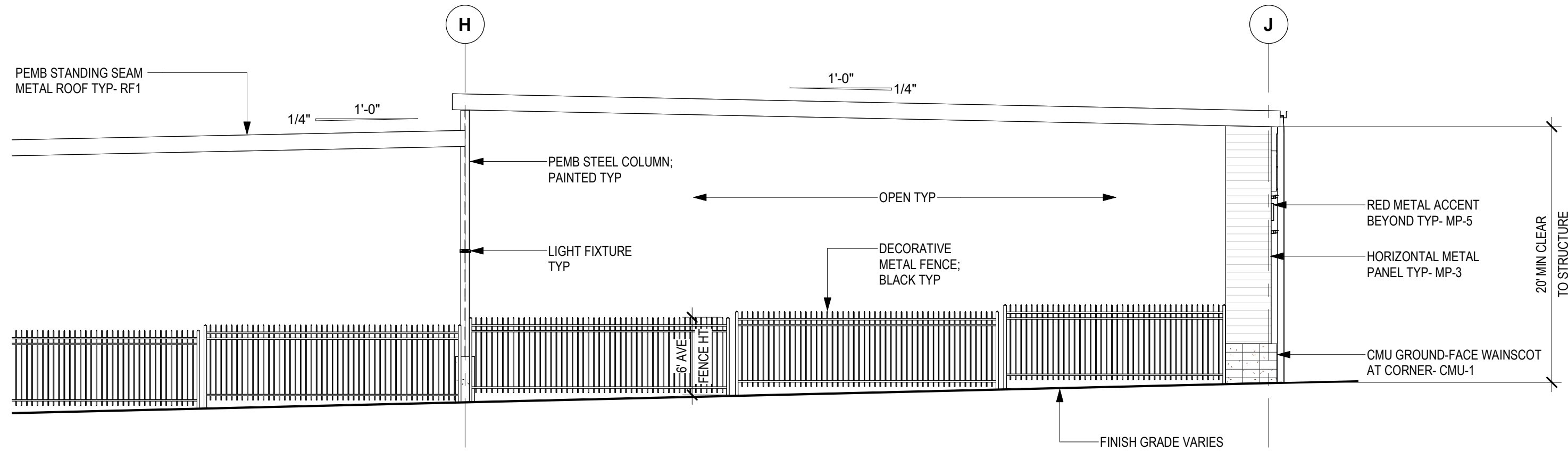
Drawing Title

BUILDING ELEVATIONS

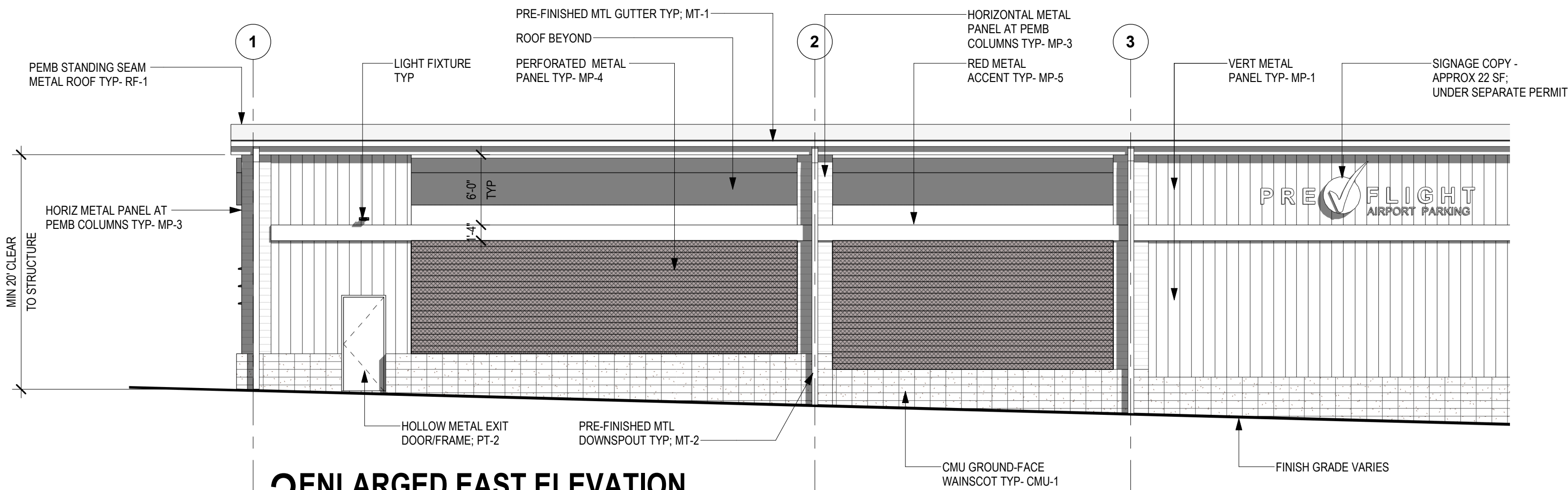
Dwg No.

22

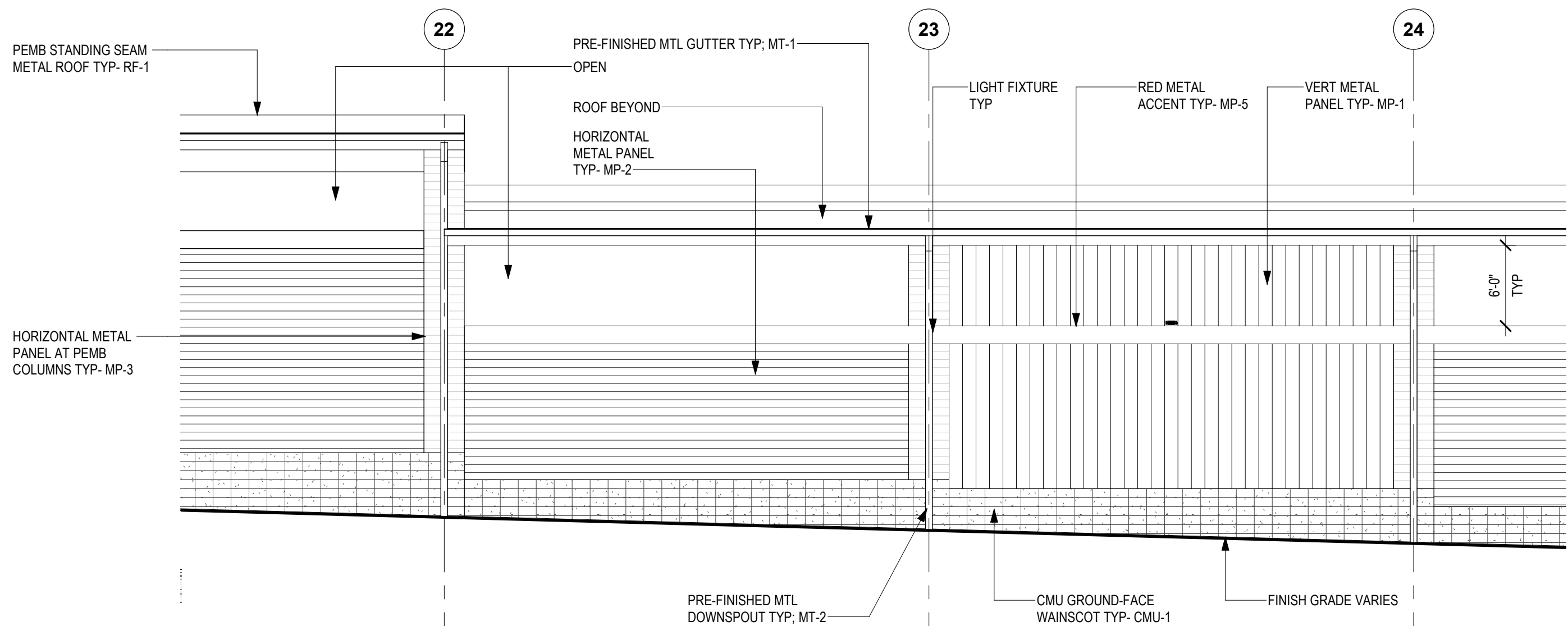




3 ENLARGED SOUTH ELEVATION  
1/8" = 1'-0"



2 ENLARGED EAST ELEVATION  
1/8" = 1'-0"



1 ENLARGED EAST ELEVATION  
1/8" = 1'-0"

DIBBLE

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

InterPark

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
312.835.2800  
PATRICK MARTIN

dcb  
construction company, inc.

DCB CONSTRUCTION COMPANY, INC  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

ORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

SITE PLANS

Issued for Rev. Date

Project No. 2490-403

Designed: GD Drawn: JO Checked: KH

Drawing Title

ENLARGED ELEVATIONS

Dwg No.

23



LUMINAIRE SCHEDULE

REMARKS:  
1.

TAG	MOUNTING	DESCRIPTION	MANUFACTURER	MODEL	VOLT	QTY	WATTS	SOURCE	LAMP TEMP (K)	LUMENS (DELIVERED)	DIMMING	REMARKS
PL31	POLE, 27' AFG TO BOTTOM OF FIXTURE HEAD	POLE MOUNTED AREA LIGHT	LSI INDUSTRIES	VALM-24L-2 -HV-30K6(FINISH PER ARCH)-SA-ALBMR2LR	480 V	1	141	LED	3000K	24,000 (19,043 DELIVERED)	0-10V	WET LOCATION RATED; INTEGRAL MOTION & PHOTO SENSOR; TYPE III WIDE DISTRIBUTION; 480V DRIVER
PL42	CONCRETE FOUNDATION	5' STRAIGHT, ROUND, STEEL POLE	LSI INDUSTRIES	SRP-B5-S11G-24(S / D180 PER FIXTURE TYPE)-(FINISH PER ARCH)-GA W/ 158451CLR (OR EQUAL & COMPATIBLE WITH FIXTURE)	480 V	1	141	LED	3000K	24,000 (19,043 DELIVERED)	0-10V	WET LOCATION RATED; INTEGRAL MOTION & PHOTO SENSOR; TYPE IV WIDE DISTRIBUTION; 480V DRIVER
PL42	CONCRETE FOUNDATION	5' STRAIGHT, ROUND, STEEL POLE	LSI INDUSTRIES	VALM-24L-2 -HV-30K6(FINISH PER ARCH)-SA-ALBMR2LR	480 V	1	141	LED	3000K	24,000 (19,043 DELIVERED)	0-10V	WET LOCATION RATED; INTEGRAL MOTION & PHOTO SENSOR; TYPE IV WIDE DISTRIBUTION; 480V DRIVER
SM	SURFACE (UNDERSIDE OF CANOPY)	SURFACE MOUNTED CANOPY LIGHT	LSI INDUSTRIES	5RP-B5-S11G-24(S / D180 PER FIXTURE TYPE)-(FINISH PER ARCH)-GA W/ 158451CLR (OR EQUAL & COMPATIBLE WITH FIXTURE)	480 V	1	111	LED	3000K	15,000 (13,927 DELIVERED)	0-10V	WET LOCATION RATED; INTEGRAL MOTION & PHOTO SENSOR; SYMMETRICAL DISTRIBUTION
WMA3	WALL, HEIGHT PER PLANS	WALL MOUNTED AREA LIGHT	GE - CURRENT LIGHTING	EVOLVE - EACL-01-H-Ax-AW-V-30-N-A-V1-(FINISH PER ARCH)-H4	480 V	1	23	LED	3000K	3000	BI-LEVEL	WET LOCATION RATED; INTEGRAL MOTION & PHOTO SENSOR; TYPE III WIDE DISTRIBUTION; 480V DRIVER
WMB4	WALL, HEIGHT PER PLANS	WALL MOUNTED AREA LIGHT	GE - CURRENT LIGHTING	EVOLVE - EACL-01-H-Bx-AF-7-30-N-A-V1-(FINISH PER ARCH)-H4	480 V	1	38	LED	3000K	5000	BI-LEVEL	WET LOCATION RATED; INTEGRAL MOTION & PHOTO SENSOR; TYPE IV DISTRIBUTION; 480V DRIVER
WMC4	WALL, HEIGHT PER PLANS	WALL MOUNTED AREA LIGHT	GE - CURRENT LIGHTING	EVOLVE - EACL-01-H-Cx-AF-7-30-N-A-V1-(FINISH PER ARCH)-H4	480 V	1	55	LED	3000K	7500	BI-LEVEL	WET LOCATION RATED; INTEGRAL MOTION & PHOTO SENSOR; TYPE IV DISTRIBUTION; 480V DRIVER

- KEY NOTES:
- 1

HEAVY DASHED LINE INDICATES ACCESSIBLE PATH TO PUBLIC WAY.
- 2

ALL TYPE SM LIGHT FIXTURES ARE ALL SURFACE MOUNTED TO THE UNDERSIDE OF THE CANOPY; AND HAVE AN INTEGRAL FLAT LENS AS PART OF THE FIXTURE.

- DRAWING NOTES:
1.

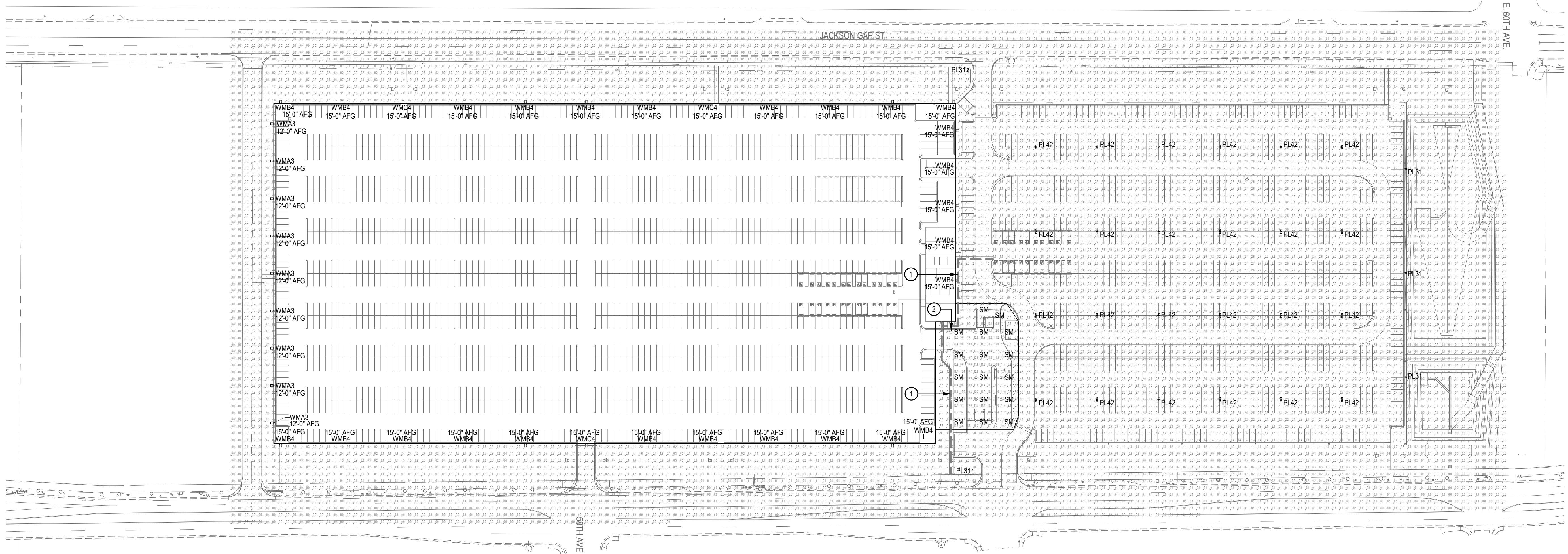
ALL BUILDING EXTERIOR AND SITE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2021 IECC, SECTION C405.2.7. ALL EXTERIOR LIGHT FIXTURES SHALL BE CONTROLLED BY PHOTO SENSOR / ASTRONOMICAL LIGHTING TIME CLOCK, UNLESS NOTED OTHERWISE, ALL SITE LIGHTING SHALL REMAIN ON FROM DUSK UNTIL DAWN.  
  
THE PHOTO SENSOR / TIME CLOCK SHALL TURN LIGHTS OFF DURING DAYLIGHT HOURS.  
  
BETWEEN DUSK AND DAWN, POLE MOUNTED LIGHTS SERVING OUTDOOR PARKING AREAS SHALL BE DIMMED TO NOT LESS THAN 50% OUTPUT WHERE NO ACTIVITY HAS BEEN DETECTED FOR MORE THAN 15 MINUTES. UPON DETECTION OF ACTIVITY, MOTION SENSORS SHALL BRING LIGHTS TO FULL OUTPUT.
2.

ALL EXTERIOR BUILDING AND SITE LIGHTING SHALL BE DOWNCAST AND FULL CUT-OFF.
3.

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
4.

ALL LUMINAIRES, EXCEPT THOSE REQUIRED FOR SECURITY, SHALL BE TURNED OFF WITHIN ONE HOUR AFTER THE END OF BUSINESS HOURS AND REMAIN OFF UNTIL ONE HOUR BEFORE BUSINESSES OPENING. A MAXIMUM OF 25 PERCENT OF THE TOTAL LUMINAIRES USED FOR PARKING LOT ILLUMINATION MAY REMAIN ON DURING THIS PERIOD TO PROVIDE SECURITY LIGHTING.
5.

PHOTOMETRIC CALCULATIONS SHOWN ARE BASED ON LIGHTING OUTPUT FROM LIGHTING AND LIGHT SOURCES LOCATED WITHIN THE BOUNDARIES OF THE PROJECT ONLY. LIGHTING CONTRIBUTION FROM LIGHTING OUTSIDE OF THE PROJECT BOUNDARIES IS NOT INCLUDED.



PHOTOMETRIC SITE PLAN

1" = 80'-0"

Interpark DIA - SDP Photometric Statistics						
Description	Symbol	Avg	Min	Max	Avg/Min	Max/Min
FRONT CANOPY	+	9.9 fc	3.0 fc	13.3 fc	3.3:1	4.4:1
OVERALL SITE	+	1.3 fc	0.0 fc	7.3 fc	N/A	N/A
SURFACE PARKING LOT	+	2.6 fc	0.8 fc	3.7 fc	3.3:1	4.6:1
ACCESSIBLE PATH TO PUBLIC WAY	+	5.8 fc	1.0 fc	12.2 fc	5.8:1	12.2:1

GIVEN

& ASSOCIATES INC

MECHANICAL & ELECTRICAL ENGINEERS

7355 S. Xenon Ct. #201  
Lakewood, Colorado 80228  
Ph: 303.716.1270  
Fax: 303.716.1272  
www.givenandassociates.com  
Given Project # 25008

Project No. 1024170

Designed: AF Drawn: AF Checked: RB

Drawing Title  
PHOTOMETRIC SITE PLAN

SHEET

ORTEOS PA-11 MIDDLE

DIA PRE-FLIGHT PARKING FACILITY

NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

SITE PLANS

Issued for 1ST SDP SUBMITTAL

Rev. 1

Date 02/19/2025

DIBBLE

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

InterPark

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
PHONE: 312.835.2800  
CONTACT: PATRICK MARTIN

dcb

construction company, inc.

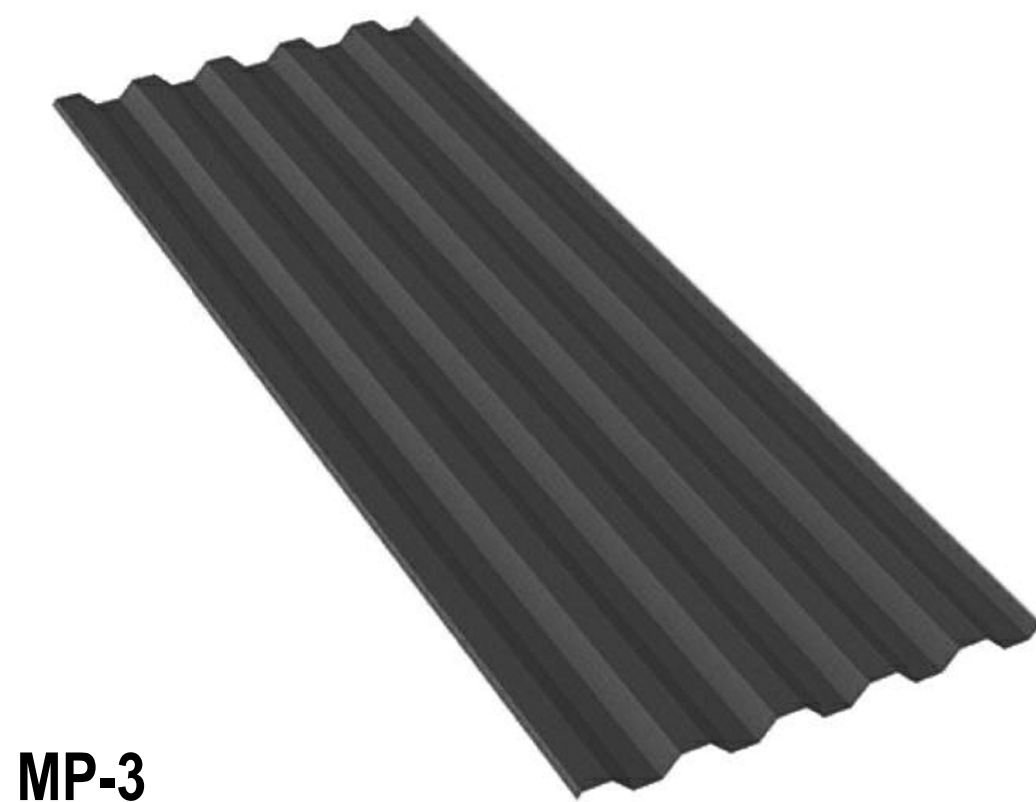
DCR CONSTRUCTION COMPANY, INC.  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS



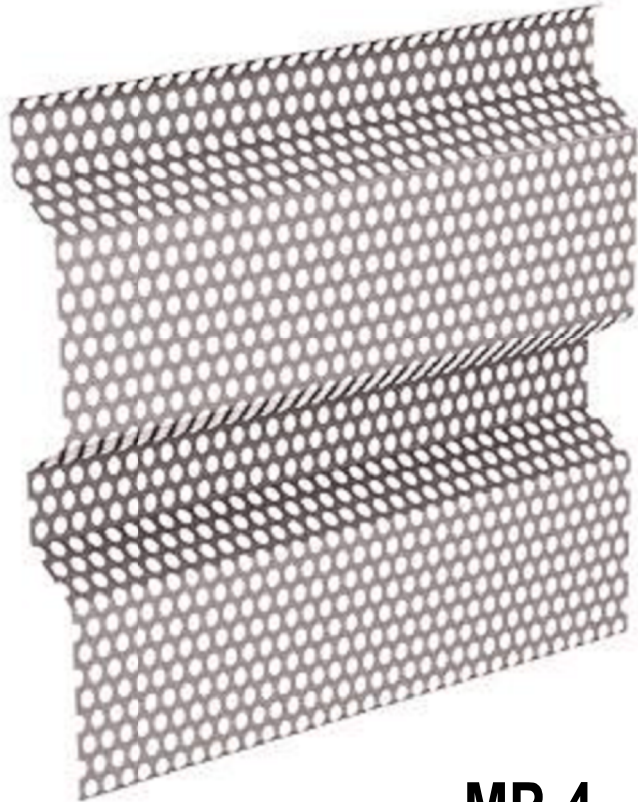




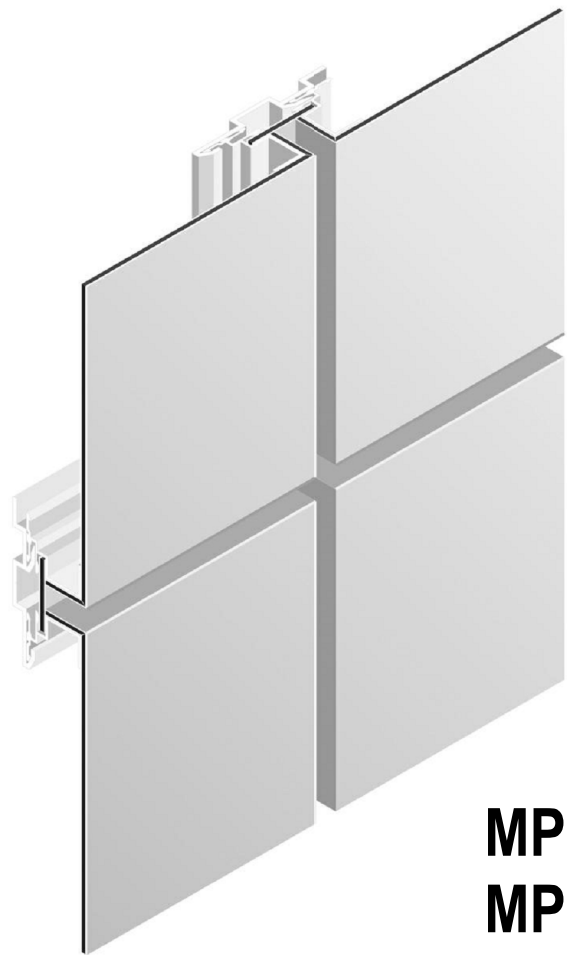




MP-3



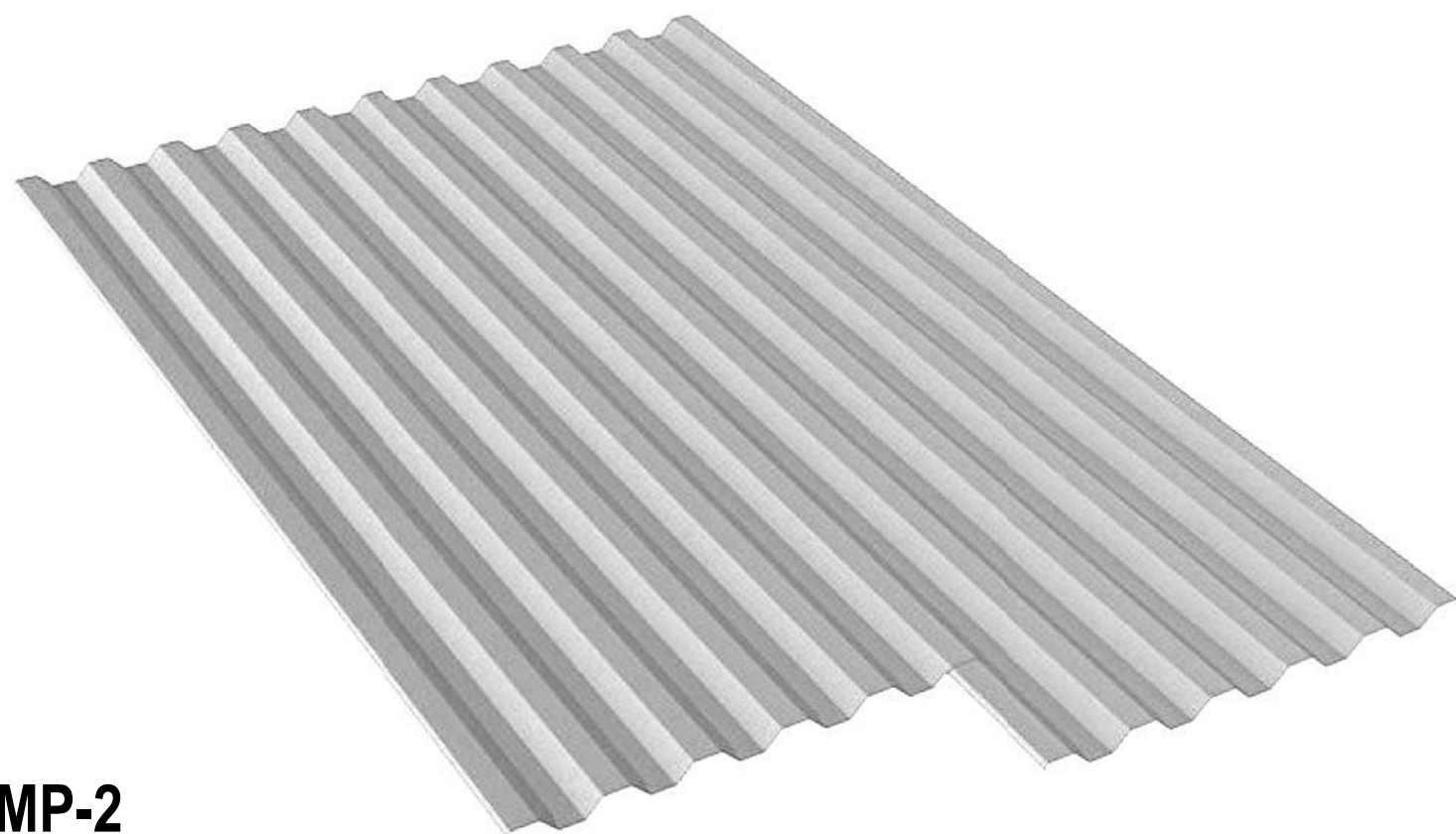
MP-4



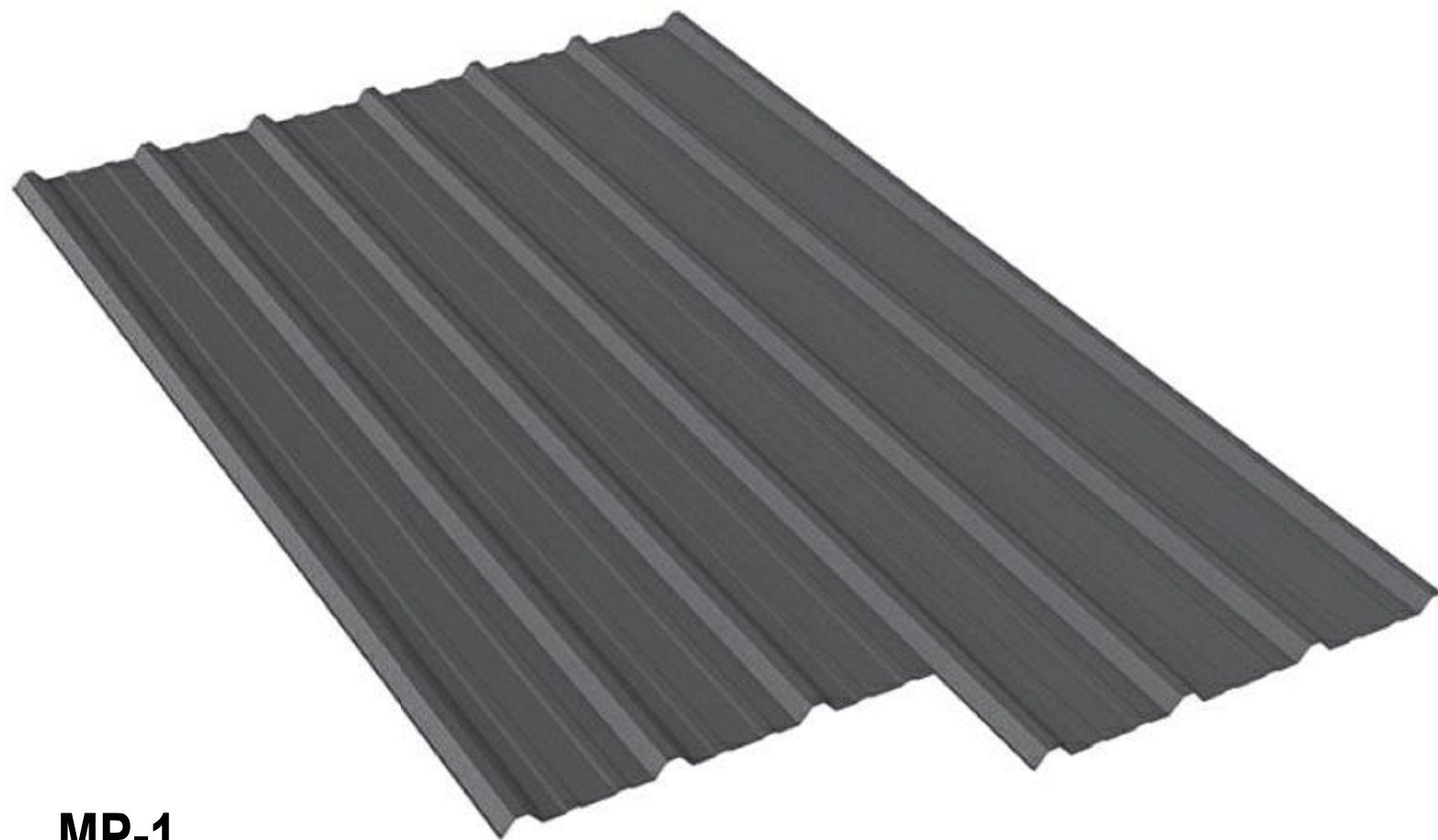
MP-5 (RED)  
MP-6 (WHITE)



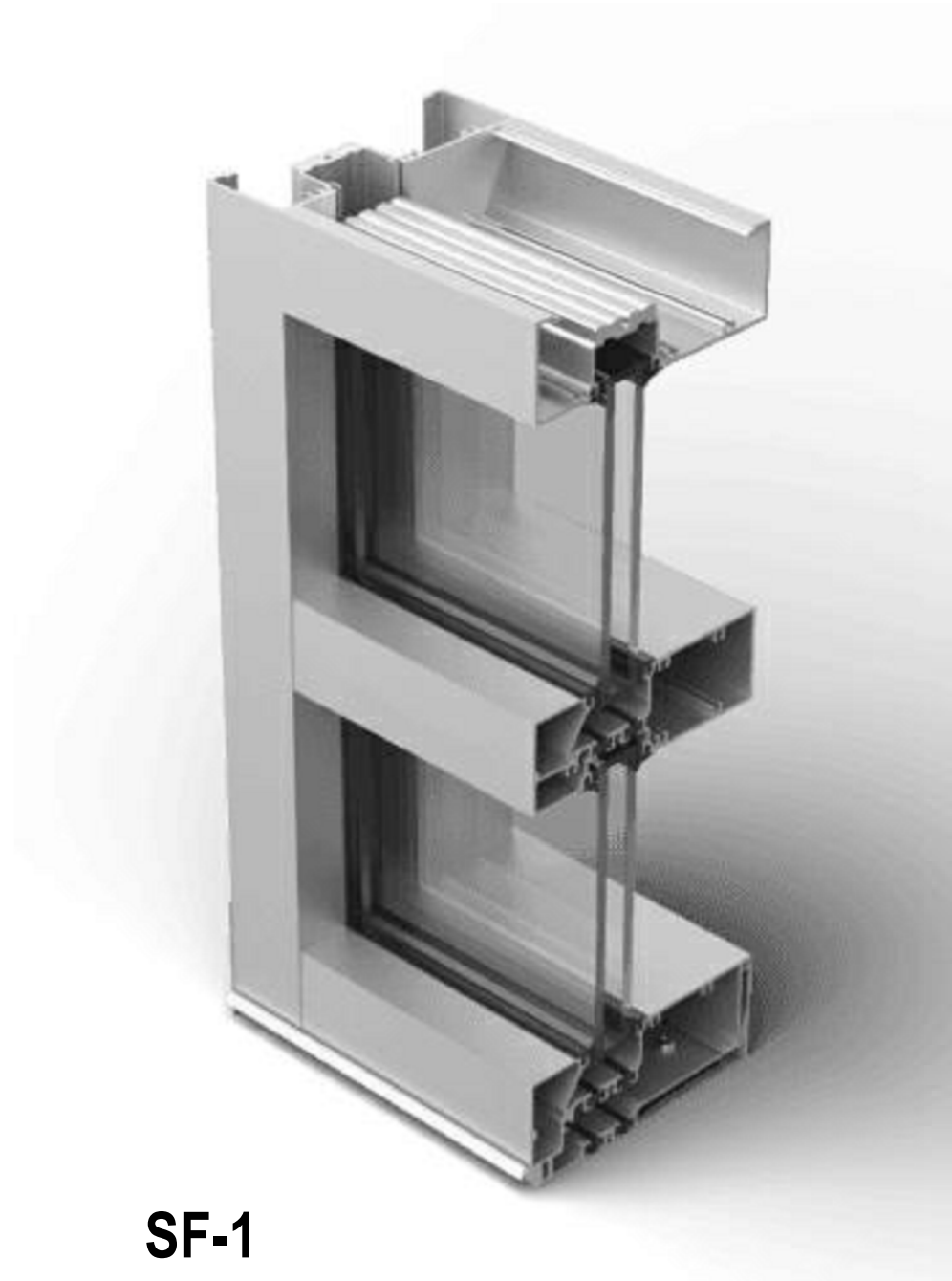
RF-1



MP-2



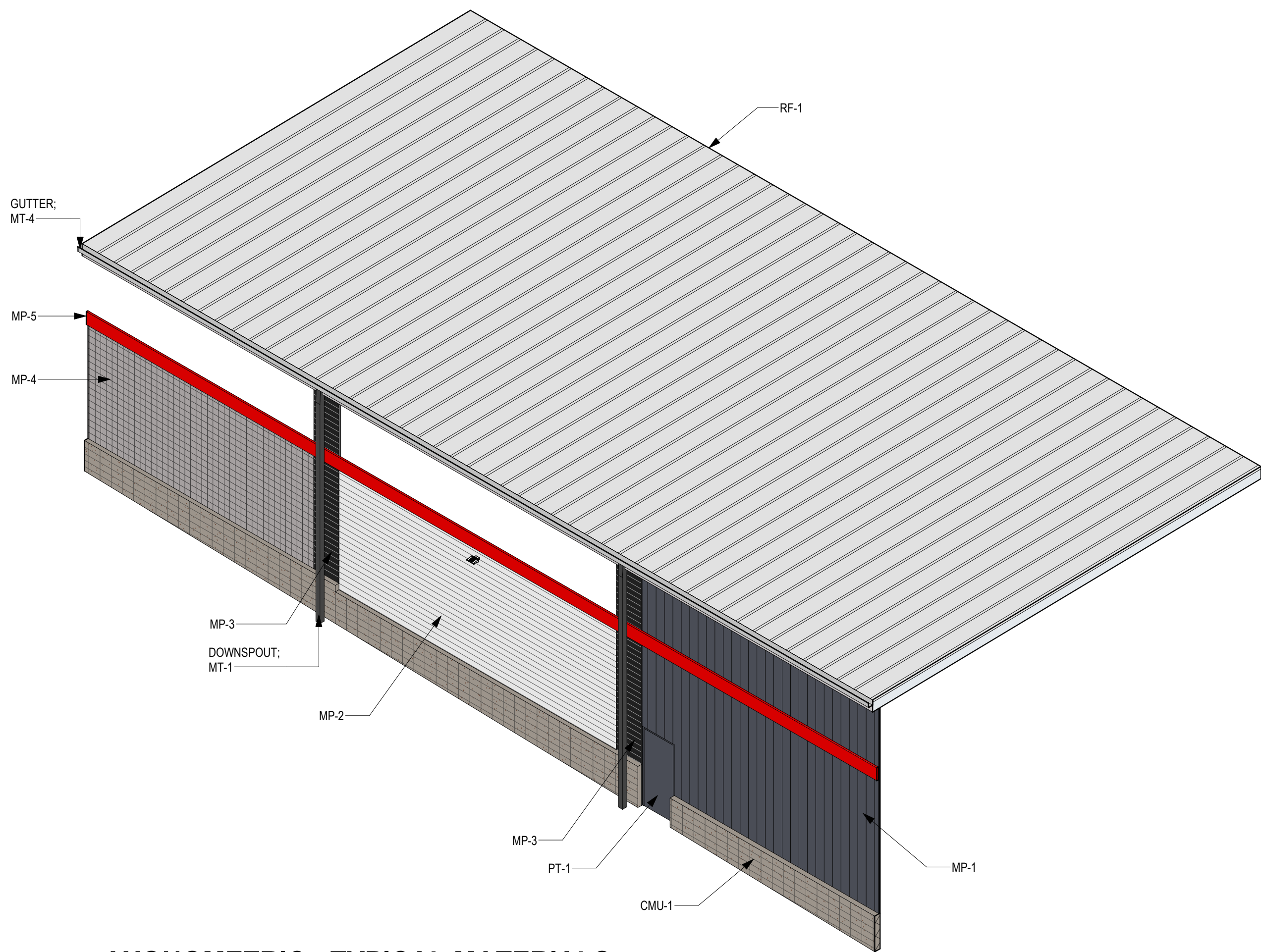
MP-1



SF-1



CMU-1



AXONOMETRIC - TYPICAL MATERIALS

EXTERIOR FINISH AND COLOR SCHEDULE					
MARK	DESCRIPTION/SIZE	MFR	MATERIAL/MODEL NUMBER	COLOR	NOTES
CMU-1	CONCRETE MASONRY UNIT (SIZE PER STRUCT & ARCH DWGS)	BASALITE OR EQ	STACKED BOND		
MP-1	VERTICAL METAL PANEL SYSTEM (PEMB)	MBGI OR EQ	PBR PANEL	DEEP GRAY	
MP-2	HORIZONTAL METAL PANEL SYSTEM (PEMB)	MBGI OR EQ	7.2 PANEL	POLAR WHITE	
MP-3	HORIZONTAL METAL PANEL SYSTEM (PEMB) (AT COLUMNS)	MBGI OR EQ	7.2 PANEL	TRUE BLACK	
MP-4	HORIZONTAL METAL WALL PANEL (PERFORATED)	MBGI OR EQ	7.2 PANEL; PERFORATED; (50% OR OVER OPEN)	ASH GRAY (TBD)	
MP-5	ALUMINUM COMPOSITE METAL WALL PANEL (RED ACCENT)	CITADEL (OR EQ)	ENVELOPE 2000 RAIN-SCREEN SYSTEM	RED	HORIZ ACCENT STRIPE; & MONUMENT SIGN
MP-6	ALUMINUM COMPOSITE METAL WALL PANEL (WHITE ACCENT)	CITADEL (OR EQ)	ENVELOPE 2000 RAIN-SCREEN SYSTEM	WHITE	AT MONUMENT SIGN
MP-7	HORIZ METAL PANEL (TRASH ENCLOSURE GATES)		METAL 'B' DECK; PAINTED	MATCH MP-1 COLOR	
SF-1	ALUMINUM STOREFRONT & GLAZING SYSTEM	KAWNEER/VITRO GLASS	TRI-FAB 451 W/ 1" INSULATED LOW-E GLAZING	CLEAR ANODIZED	
RF-1	STANDING SEAM METAL ROOF (PEMB)	METALLIC BLDG. CO.	PBR	GALVALUME	
MT-1;	METAL FASCIAS; GUTTERS; TRIM; DOWNSPOUTS; MISC	METALLIC BLDG. CO.		DEEP GRAY	
MT-2;	METAL FASCIAS; GUTTERS; TRIM; DOWNSPOUTS; MISC	METALLIC BLDG. CO.		POLAR WHITE	
MT-3;	METAL FASCIAS; GUTTERS; TRIM; DOWNSPOUTS; MISC	METALLIC BLDG. CO.		TRUE BLACK	
MT-4;	METAL FASCIAS; GUTTERS; TRIM; DOWNSPOUTS; MISC	METALLIC BLDG. CO.		GALVALUME	
PT-1	EXTERIOR PAINT - DOORS; RAILINGS; EXP. STRUCTURE	BEHR OR EQ		DEEP GRAY - MATCH MP-1 COLOR	
PT-2	EXTERIOR PAINT - DOORS; RAILINGS; EXP. STRUCTURE	BEHR OR EQ		WHITE - MATCH MP-2 COLOR	

NOTE: FINAL MATERIALS AND COLORS SUBJECT TO CHANGE

**DIBBLE**

2696 SOUTH COLORADO BLVD,  
SUITE 330  
DENVER, CO 80222  
PHONE: 303.872.5756  
CONTACT: GARRETT WALSTAD, PE

**InterPark**

INTERPARK, LLC  
200 N. LA SALLE ST. STE. 400  
CHICAGO, IL 60601  
312.835.2800  
PATRICK MARTIN

**dcb**  
construction company, inc.

DCB CONSTRUCTION COMPANY, INC  
909 EAST 62ND AVE.  
DENVER, CO 80216  
PHONE: 303.287.5525  
CONTACT: KATHERINE HAWKINS

ORTEOS PA-11 MIDDLE  
DIA PRE-FLIGHT PARKING FACILITY  
NWC OF N JACKSON GAP W & E 56TH AVE, AURORA, CO 80019

SITE PLANS

Issued for

Rev.

Date

Project No. 2490-403

Designed: GD

Drawn: JO

Checked: KH

Drawing Title

EXTERIOR MATERIALS  
& COLORS

Dwg No.

26