



September 5, 2024

Planning and Development Services  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

## Re: Transport Colorado Sub-Area No 2 ISP 2 Response to Third Submission Review Infrastructure Site Plan Application (Submittal #4)

Number: DA-1793-21  
Case Numbers: 2023-6019-00

### Owner of each Response:

Red: LAI Design Group Blue: Westwood/Civil

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See all the comments from Landscaping (Item 4). **Acknowledged.**
- **This ISP will not be approved by Public Works until the subarea 2 master plan is approved.** (RSN 1364325). (Item 5) **Acknowledged.**
- See the comments and redline from Traffic Engineering. (Item 6) **Acknowledged.**
- See the comments and redlines from Aurora Water. (Item 7) **Acknowledged.**

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. Comments were received from external agency.

DEN provides the following comments: The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing **DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. Acknowledged.** USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). **DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Acknowledged.** Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event. **Acknowledged.**

[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)

#### 2. Completeness and Clarity of the Application

2A. This ISP will not be approved until the Subarea 2 master is approved. **Acknowledged.**



**3. Zoning and Land Use Comments**

3A. No comments. **Acknowledged.**

**4. Landscaping Issues** (Tammy Cook / 954-684-0532 / [tammyc@cgasolutions.com](mailto:tammyc@cgasolutions.com) / Comments in bright teal)

**ISP**

- 4A. Sight triangles are not an encumbrance. The street trees are a requirement, and a note should be added that they will be limbed up as they grow to provide the required clearance.  
**RE: Trees proposed with note that they will be limbed up as they grow to provide the required clearance.**
- 4B. Include the linework from previous plans which showed the 30' permanent gas easement.  
**RE: Coordination with Civil will occur to ensure linework is shown.**
- 4C. Per the previous comment to label the pond, show these labels darker as they do not read under this hatch pattern. **RE: Coordination with Civil will occur to ensure visibility.**
- 4D. Per the previous comment to label the pond, show these labels darker as they do not read under this hatch pattern. **RE: Coordination with Civil will occur to ensure visibility.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

**ISP**

5A. ***This ISP will not be approved by Public Works until the subarea 2 master plan is approved.*** (RSN 1364325).  
**Acknowledged.**

**6. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaise@auroragov.org](mailto:djkaise@auroragov.org) / Comments in amber)

**ISP**

- 6A. Note: they will be in the future when trunks exceed 6" and form a 'wall' within the sight triangle. Would accept 2-3 trees in triangle to reduce that effect. **RE: 2 additional trees were added.**
- 6B. What is this line? Previously asked for removal. **RE: Line show ex ROW, line to remain label location adjusted.**
- 6C. Edge line striping call-out needed. **RE: Comment refers to curb and gutter linework, no additional label needed for striping**
- 6D. Gore hatch wrong direction. **RE: Hatch direction revised**
- 6E. Edge line striping call-out needed. **RE: Comment refers to curb and gutter linework, no additional label needed for striping**
- 6F. Add left turn arrow. **RE: Arrow added.**

**7. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

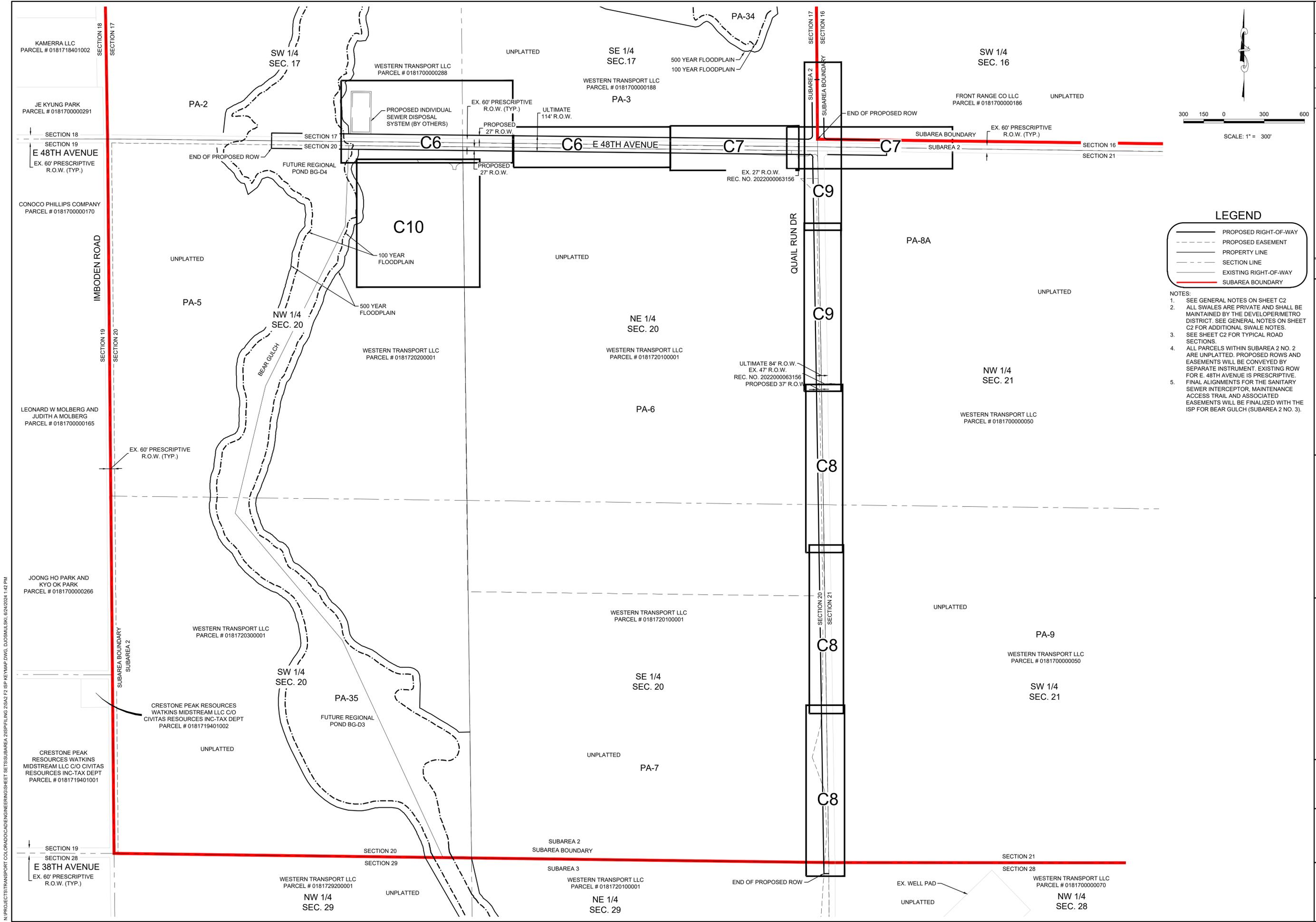
**Site Plan**

- 7A. Per the updated IWMP2 this can be a 16-inch unless you need a 24-inch to support your development.  
**RE: Acknowledged, water line size to remain 24 inch.**
- 7B. Remove "temporary" from all blow offs. For larger diameter mains, anything over 12-inches, the blow off needs to be 6-inch. Typical for all blowoffs.  
**RE: Blow offs have been adjusted.**
- 7C. Advisory: I want to restate this since it has been a while since these plans have come in. Sanitary sewer mains over 15-inches require CDPHE approval. This will not hold up the ISP but is a requirement of civil plan approval.  
**RE: Acknowledged, we are aware CDPHE permitting will be required.**
- 7D. Adjust manhole to be outside of the 100-year flood plain.  
**RE: Manhole location has been revised**









**LEGEND**

- PROPOSED RIGHT-OF-WAY
- - - PROPOSED EASEMENT
- PROPERTY LINE
- - - SECTION LINE
- EXISTING RIGHT-OF-WAY
- SUBAREA BOUNDARY

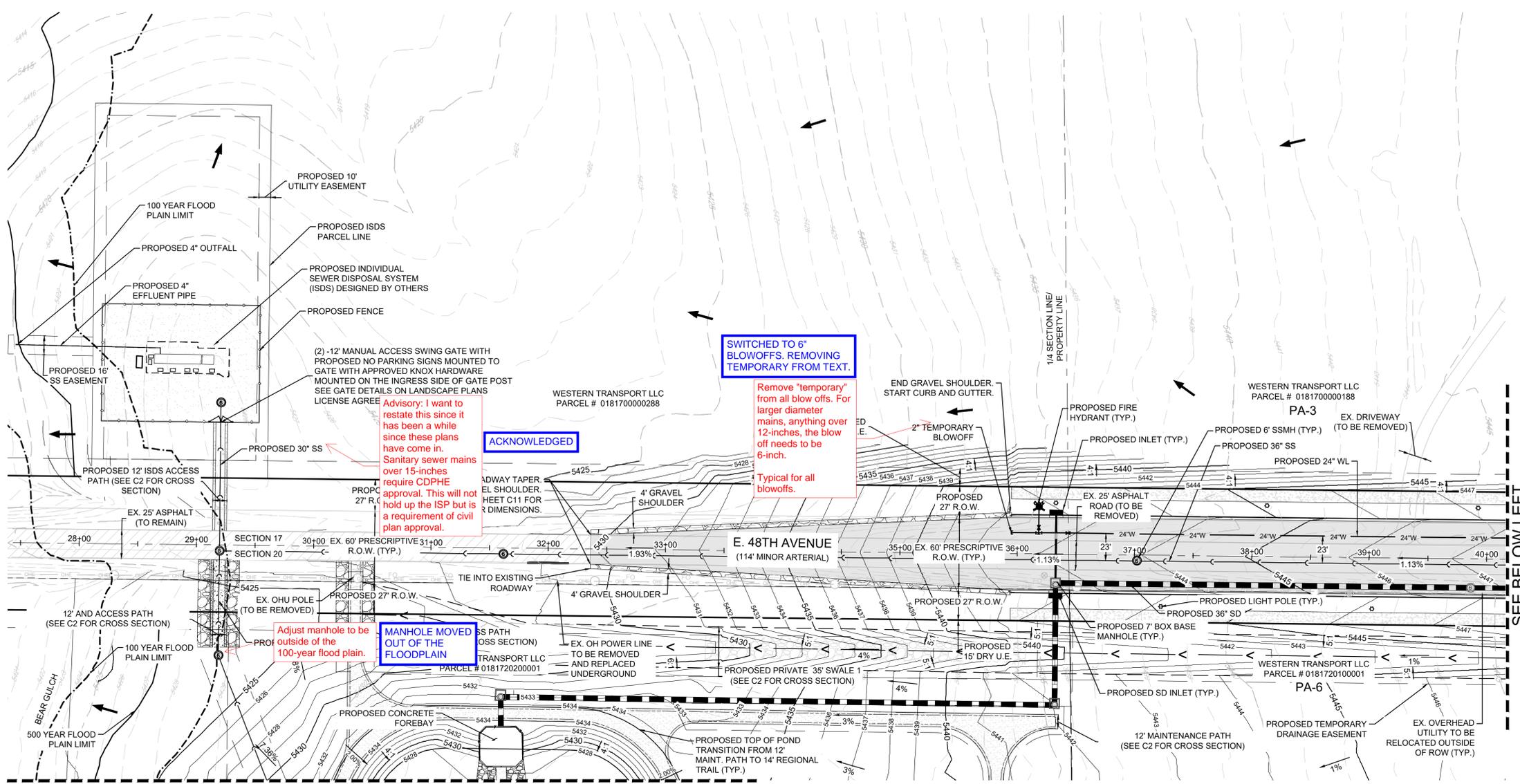
- NOTES:**
1. SEE GENERAL NOTES ON SHEET C2
  2. ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
  3. SEE SHEET C2 FOR TYPICAL ROAD SECTIONS.
  4. ALL PARCELS WITHIN SUBAREA 2 NO. 2 ARE UNPLATTED. PROPOSED ROWS AND EASEMENTS WILL BE CONVEYED BY SEPARATE INSTRUMENT. EXISTING ROW FOR E. 48TH AVENUE IS PRESCRIPTIVE. FINAL ALIGNMENTS FOR THE SANITARY SEWER INTERCEPTOR, MAINTENANCE ACCESS TRAIL AND ASSOCIATED EASEMENTS WILL BE FINALIZED WITH THE ISP FOR BEAR GULCH (SUBAREA 2 NO. 3).
  - 5.

Date	Appr.	Date	Date	Date	Date	Date	Date
No.	Revisions						
<p style="font-size: 8px; margin: 0;">10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 Westwoodps.com TEL: 720.482.9526 Westwood Professional Services, Inc.</p>							
<p style="font-size: 10px; margin: 0;">WESTERN TRANSPORT LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202</p>							
<p style="font-size: 10px; margin: 0;">TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN KEYMAP</p>							
DRAWN BY:	SCALE:						
ACM	AS SHOWN						
CHECKED BY:	FILE NO:						
JTK	R0037494						
DATE:	DATE:						
APRIL 2024	APRIL 2024						
C4							

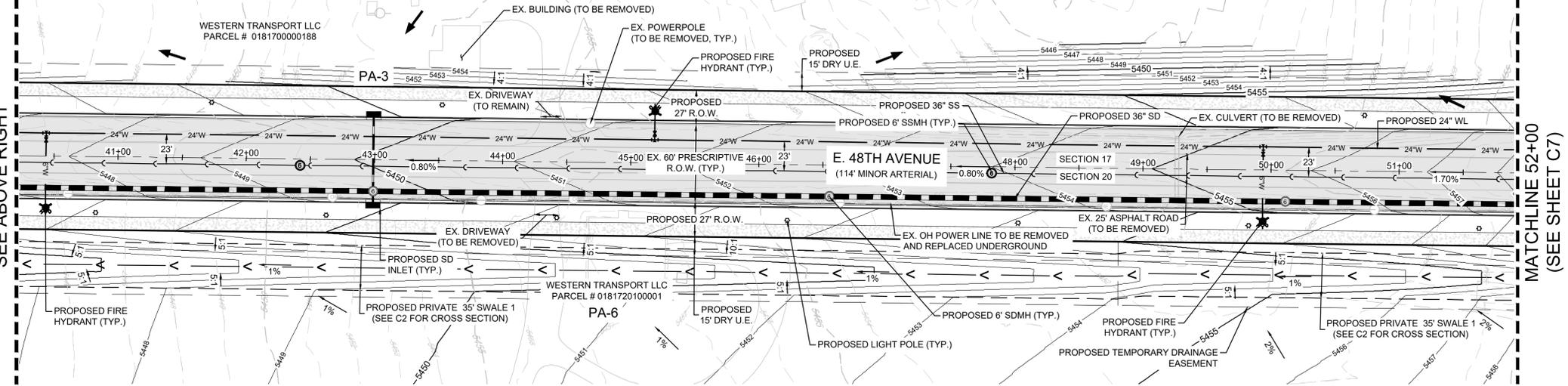
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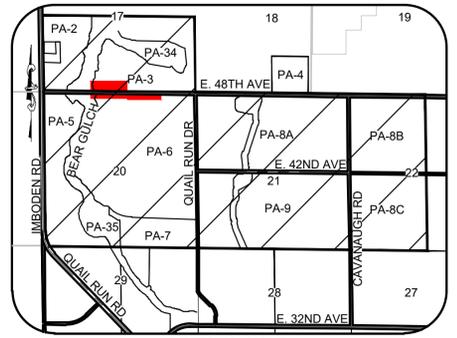
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MATCHLINE - SEE SHEET C10  
PLAN: E. 48TH AVENUE STA: 27+50 TO 41+00  
HORIZONTAL SCALE: 1"=50'

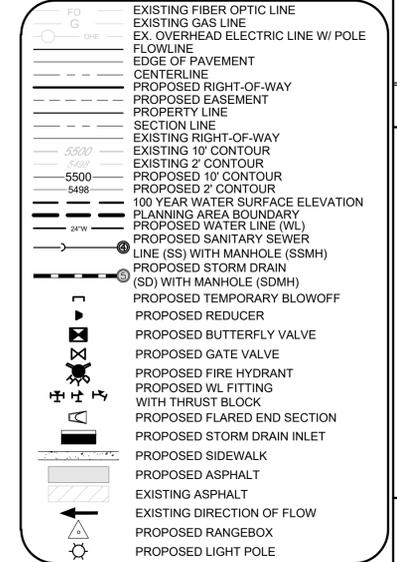


MATCHLINE 52+00 (SEE SHEET C7)  
PLAN: E. 48TH AVENUE STA: 41+00 TO 52+00  
HORIZONTAL SCALE: 1"=50'



KEYMAP  
N.T.S.

LEGEND



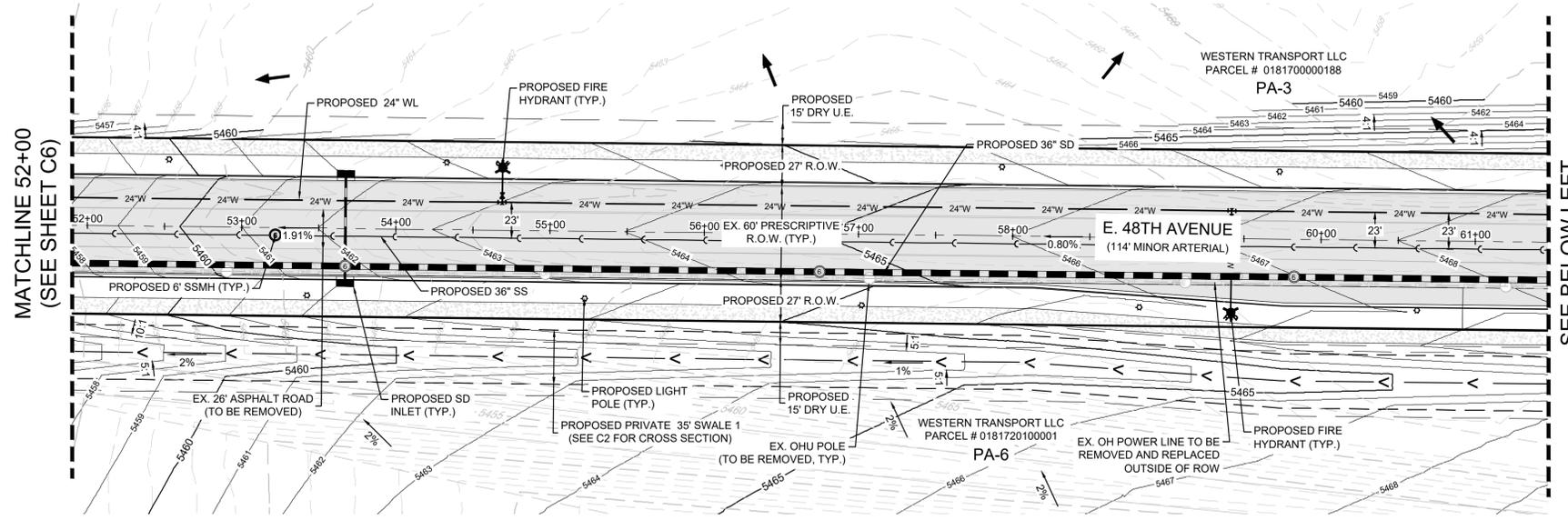
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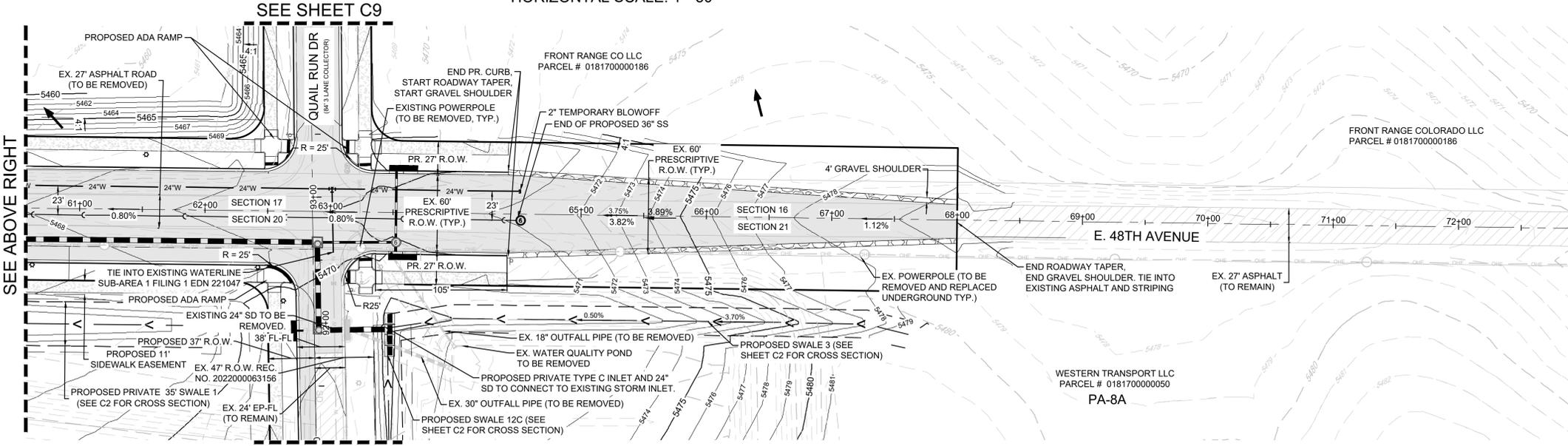
SCALE: 1" = 50'

NO.	REVISIONS	DATE	INITIALS	APPROVED	DATE
WESTERN TRANSPORT LLC 10333 E DRY CREEK RD. DENVER, COLORADO 80202 Westwoods.com ENGINEWOOD, CO 80112 TEL: 720.482.9526					
WESTERN TRANSPORT LLC 10333 E DRY CREEK RD., SUITE 1000 DENVER, COLORADO 80202					
TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN GRADING & UTILITY PLAN					
DRAWN BY:	SCALE:	AS SHOWN	FILE NO:	R0037494	APRIL 2024
CHECKED BY:	ACM	JTK			
DATE:					
SHEET NUMBER	C6				

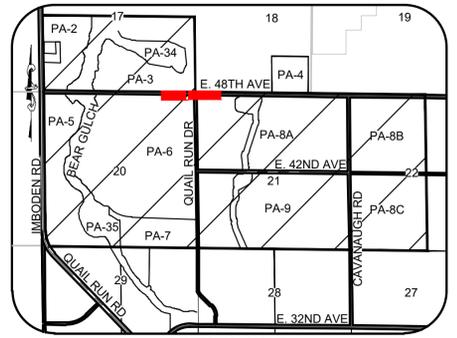
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PLAN: E. 48TH AVENUE STA: 52+00 TO 62+00  
HORIZONTAL SCALE: 1"=50'



PLAN: E. 48TH AVENUE STA: 61+00 TO 73+00  
HORIZONTAL SCALE: 1"=50'



KEYMAP  
N.T.S.

**LEGEND**

- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EX. OVERHEAD ELECTRIC LINE W/ POLE
- FLOWLINE
- EDGE OF PAVEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPERTY LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- EXISTING 10' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- 100 YEAR WATER SURFACE ELEVATION
- PLANNING AREA BOUNDARY
- PROPOSED WATER LINE (WL)
- PROPOSED SANITARY SEWER LINE (SS) WITH MANHOLE (SSMH)
- PROPOSED STORM DRAIN (SD) WITH MANHOLE (SDMH)
- PROPOSED TEMPORARY BLOWOFF
- PROPOSED REDUCER
- PROPOSED BUTTERFLY VALVE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED STORM DRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING DIRECTION OF FLOW
- PROPOSED RANGEBOX
- PROPOSED LIGHT POLE

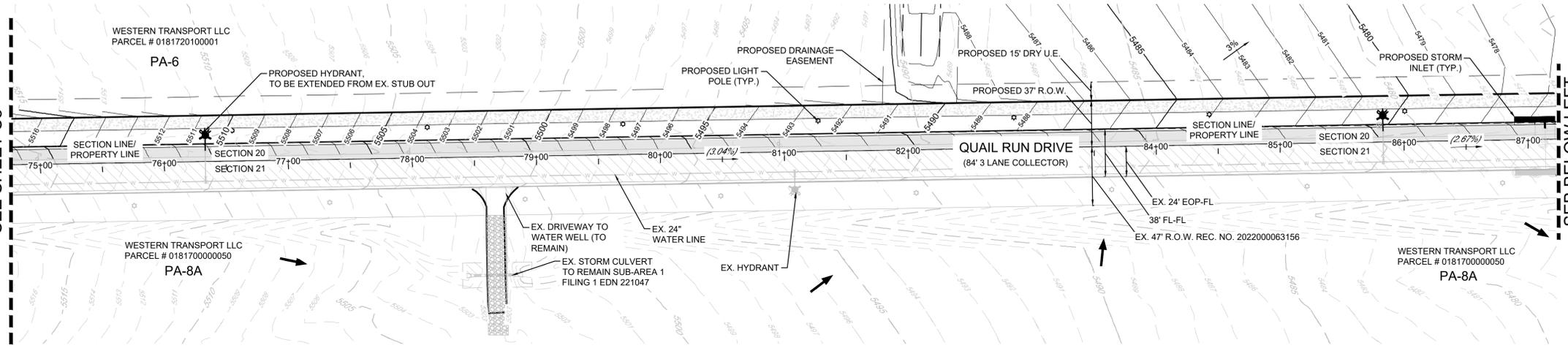
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SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	DATE:
				ACM	JTK	R0037494	APRIL 2024
C7	TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN GRADING & UTILITY PLAN			WESTERN TRANSPORT LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202			
	Westwood			10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526			
Revisions	No.	Date	Init	Appr.	Date		



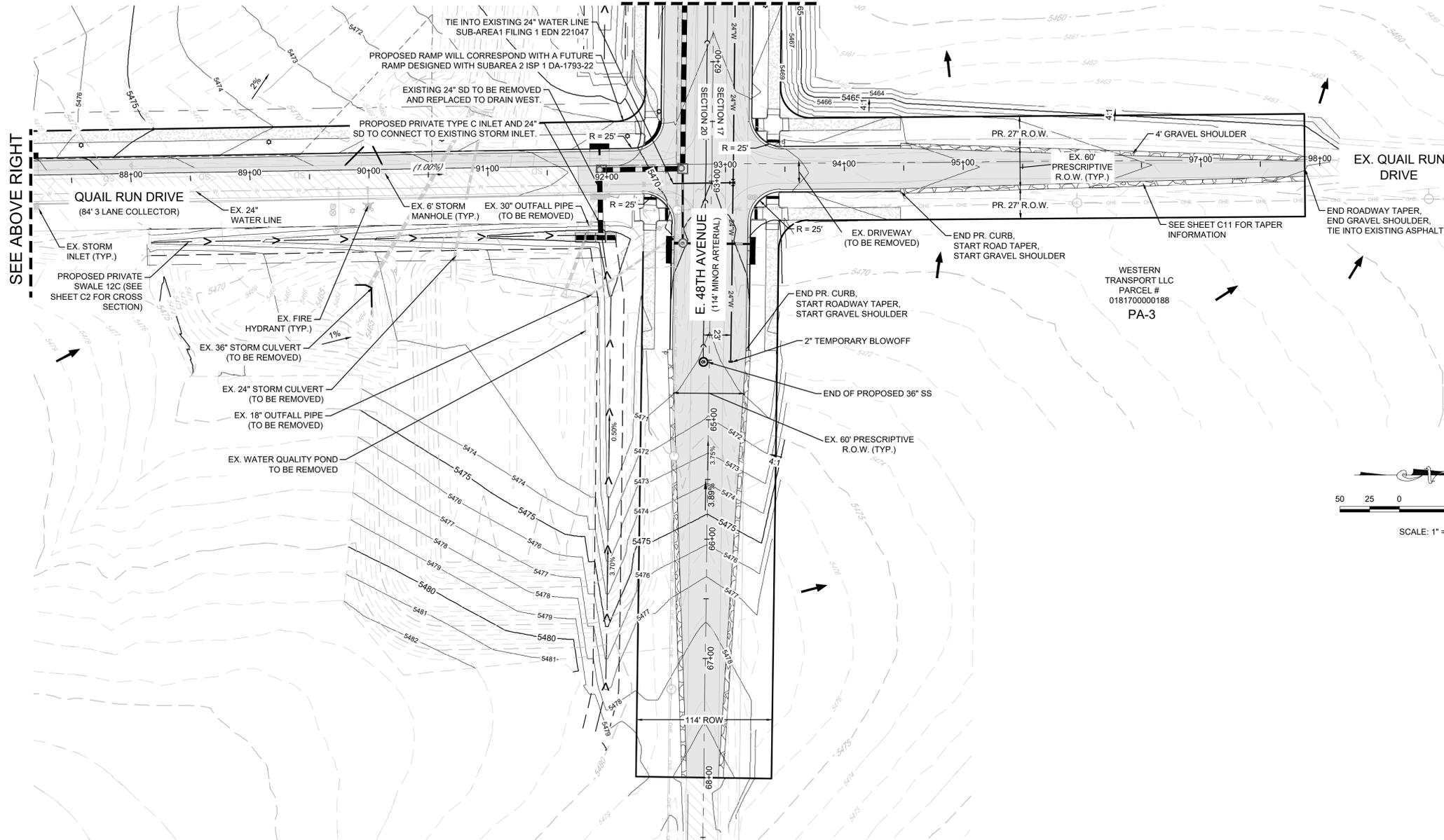
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MATCHLINE 75+00  
SEE SHEET C8

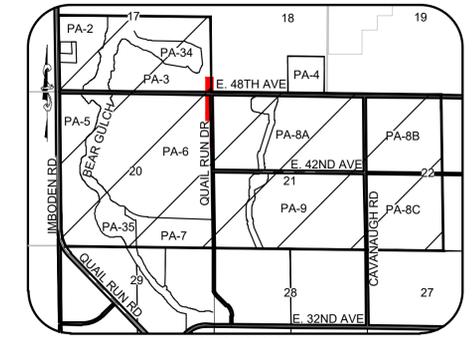


PLAN: QUAIL RUN DRIVE STA: 75+00 TO 87+00  
HORIZONTAL SCALE: 1"=50'

SEE SHEET C7



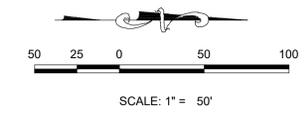
PLAN: QUAIL RUN DRIVE STA: 87+00 TO 98+55  
HORIZONTAL SCALE: 1"=50'



KEYMAP  
N.T.S.  
LEGEND

FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
OHE	EX. OVERHEAD ELECTRIC LINE W/ POLE
FL	FLOWLINE
EP	EDGE OF PAVEMENT
CL	CENTERLINE
PR	PROPOSED RIGHT-OF-WAY
PE	PROPOSED EASEMENT
PL	PROPERTY LINE
SL	SECTION LINE
ERW	EXISTING RIGHT-OF-WAY
E10	EXISTING 10' CONTOUR
E2	EXISTING 2' CONTOUR
E100	PROPOSED 10' CONTOUR
E200	PROPOSED 2' CONTOUR
WSE	100 YEAR WATER SURFACE ELEVATION
PA	PLANNING AREA BOUNDARY
WL	PROPOSED WATER LINE (WL)
SS	PROPOSED SANITARY SEWER LINE (SS) WITH MANHOLE (SSMH)
SD	PROPOSED STORM DRAIN (SD) WITH MANHOLE (SDMH)
TB	PROPOSED TEMPORARY BLOWOFF
R	PROPOSED REDUCER
BV	PROPOSED BUTTERFLY VALVE
GV	PROPOSED GATE VALVE
FH	PROPOSED FIRE HYDRANT
WLT	PROPOSED WL FITTING WITH THRUST BLOCK
FLS	PROPOSED FLARED END SECTION
SDI	PROPOSED STORM DRAIN INLET
SA	PROPOSED SIDEWALK
AS	PROPOSED ASPHALT
EA	EXISTING ASPHALT
DF	EXISTING DIRECTION OF FLOW
RB	PROPOSED RANGEBOX
LP	PROPOSED LIGHT POLE

- NOTES:
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Revisions	No.	Date	Appr.	Date

**Westwood**  
10333 E DRY CREEK RD.  
ENGLEWOOD, CO 80112  
Westwoods.com  
Westwood Professional Services, Inc. TEL: 720.482.9526

WESTERN TRANSPORT LLC  
1331 17TH STREET, SUITE 1000  
DENVER, COLORADO 80202

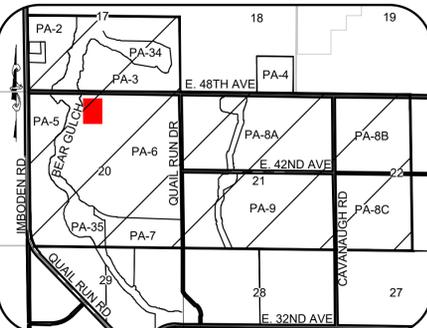
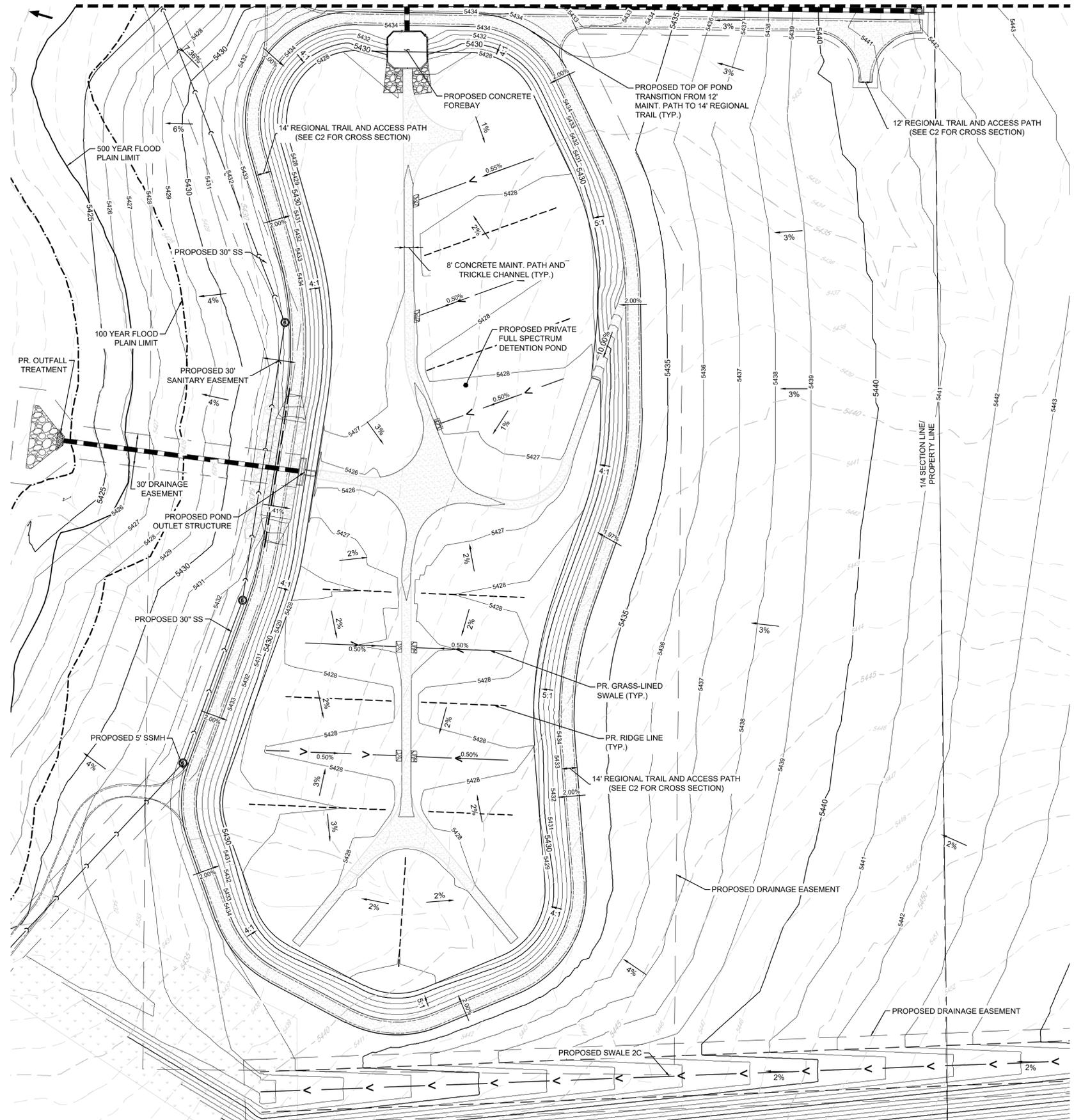
TRANSPORT COLORADO -  
SUBAREA 2 NO. 2  
INFRASTRUCTURE SITE PLAN  
GRADING & UTILITY PLAN

DRAWN BY: ACM AS SHOWN  
CHECKED BY: JTK  
DATE: APRIL 2024

FILE NO: R0037494

SHEET NUMBER **C9**

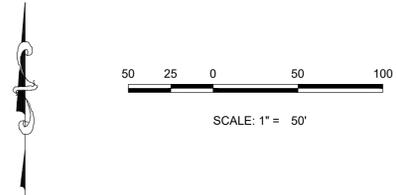
MATCHLINE SEE SHEET C6



**LEGEND**

FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
OH	EX. OVERHEAD ELECTRIC LINE W/ POLE
—	FLOWLINE
---	EDGE OF PAVEMENT
---	CENTERLINE
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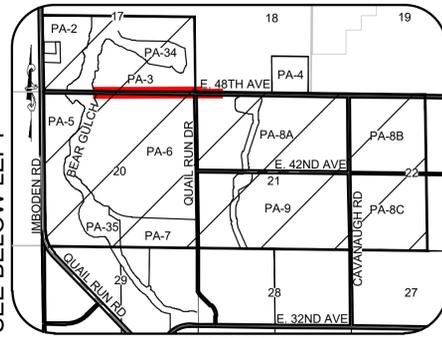
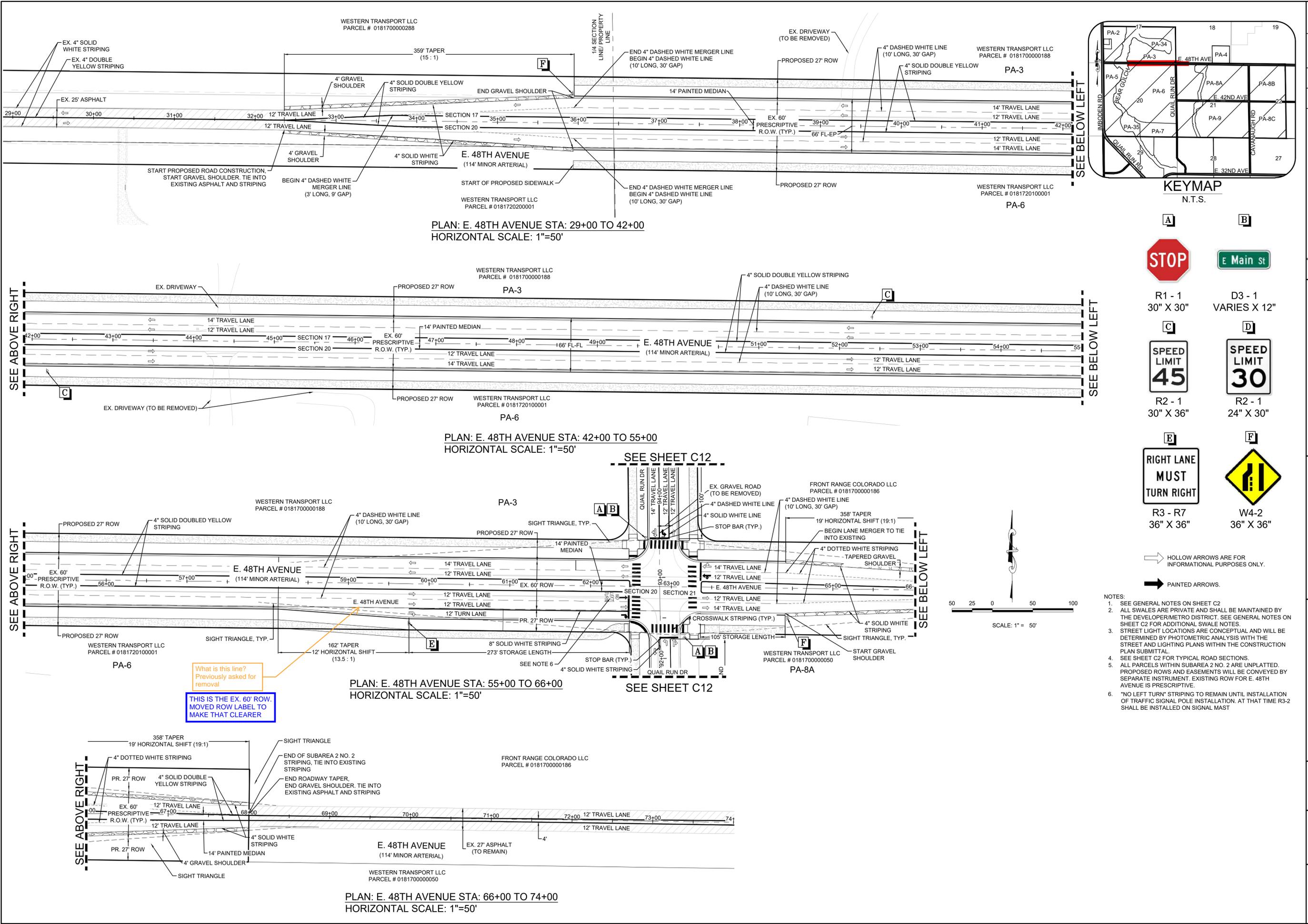
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PLAN: FULL SPECTRUM POND 48-F1  
HORIZONTAL SCALE: 1"=50'

N:\PROJECTS\TRANSPORT COLORADO\ENGINEERING\SHSHEET SET\SUBAREA 2\ISP\FILING 2\SA2 F2 ISP GRADING & UTILITY.DWG, D:\CSMILLS\SKL\_6242024\_1:46 PM

SHEET NUMBER	DRAWN BY: ACM	CHECKED BY: JTK	DATE: APRIL 2024	SCALE: AS SHOWN	WESTERN TRANSPORT LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202	Revisions	No.	Date	Init	Appr.	Date
				FILE NO: R0037494	Westwood 10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526						
TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN GRADING AND UTILITY PLAN											
<b>C10</b>											

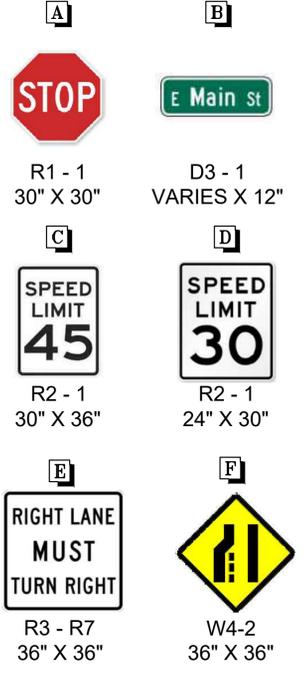


PLAN: E. 48TH AVENUE STA: 29+00 TO 42+00  
HORIZONTAL SCALE: 1"=50'

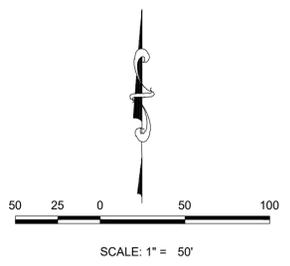
PLAN: E. 48TH AVENUE STA: 42+00 TO 55+00  
HORIZONTAL SCALE: 1"=50'

PLAN: E. 48TH AVENUE STA: 55+00 TO 66+00  
HORIZONTAL SCALE: 1"=50'

PLAN: E. 48TH AVENUE STA: 66+00 TO 74+00  
HORIZONTAL SCALE: 1"=50'



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  - "NO LEFT TURN" STRIPING TO REMAIN UNTIL INSTALLATION OF TRAFFIC SIGNAL POLE INSTALLATION. AT THAT TIME R3-2 SHALL BE INSTALLED ON SIGNAL MAST

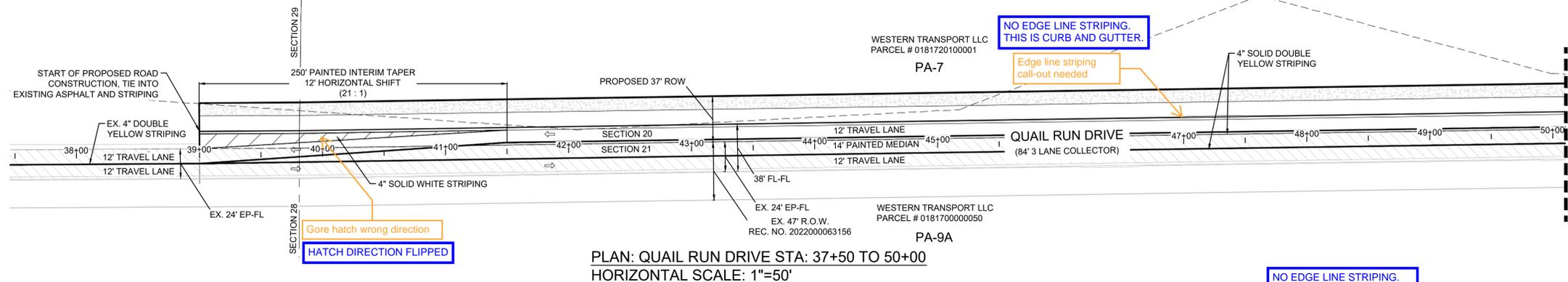


What is this line?  
Previously asked for  
removal

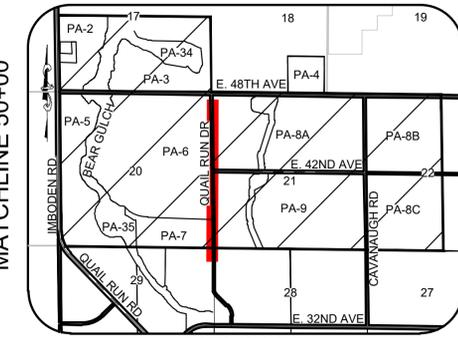
THIS IS THE EX. 60' ROW.  
MOVED ROW LABEL TO  
MAKE THAT CLEARER

SHEET NUMBER	DRAWN BY: ACM	CHECKED BY: JTK	DATE: APRIL 2024	SCALE: AS SHOWN	WESTERN TRANSPORT LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202	Revisions	No.	Date	Init.	Appr.	Date
				FILE NO: R0037494	WESTWOOD						
TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN SIGNAGE & STRIPING PLAN (INTERIM)											
10331 E DRY CREEK RD., ENGLEWOOD, CO 80112 Westwoods.com Westwood Professional Services, Inc. TEL: 720.482.9526											

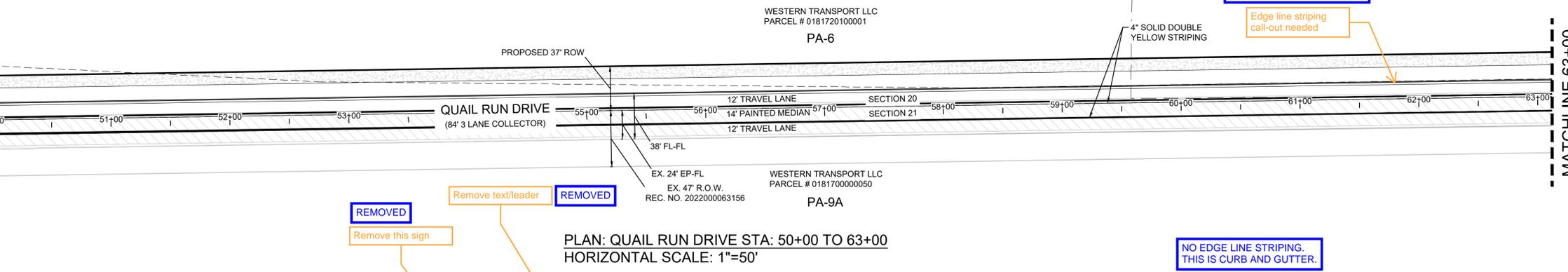
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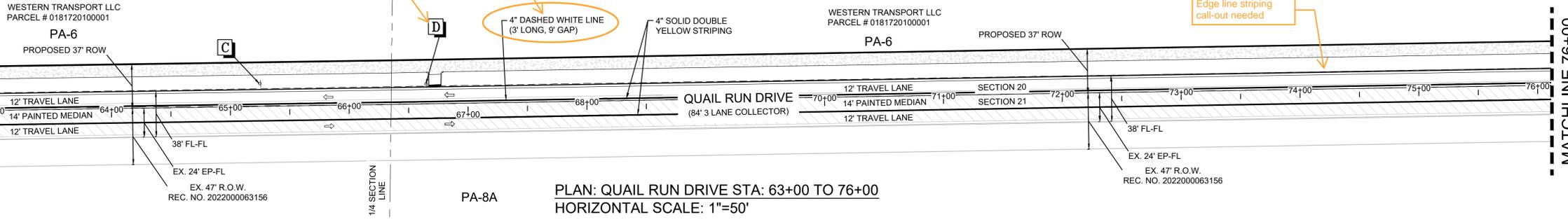
PLAN: QUAIL RUN DRIVE STA: 37+50 TO 50+00  
HORIZONTAL SCALE: 1"=50'



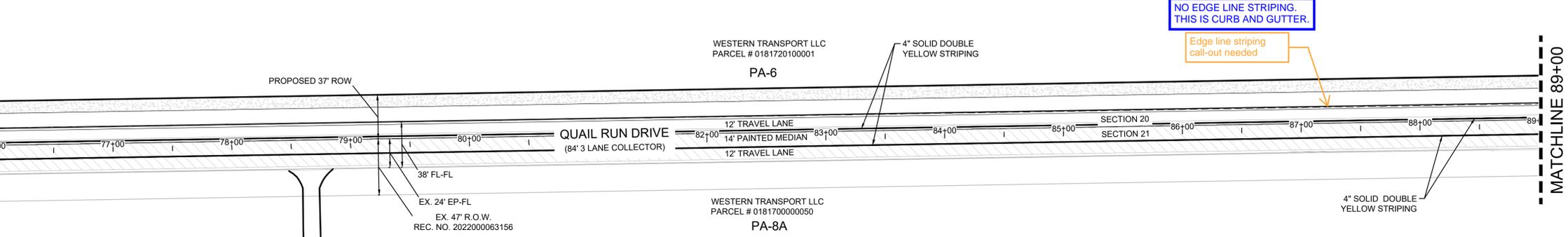
KEYMAP  
N.T.S.



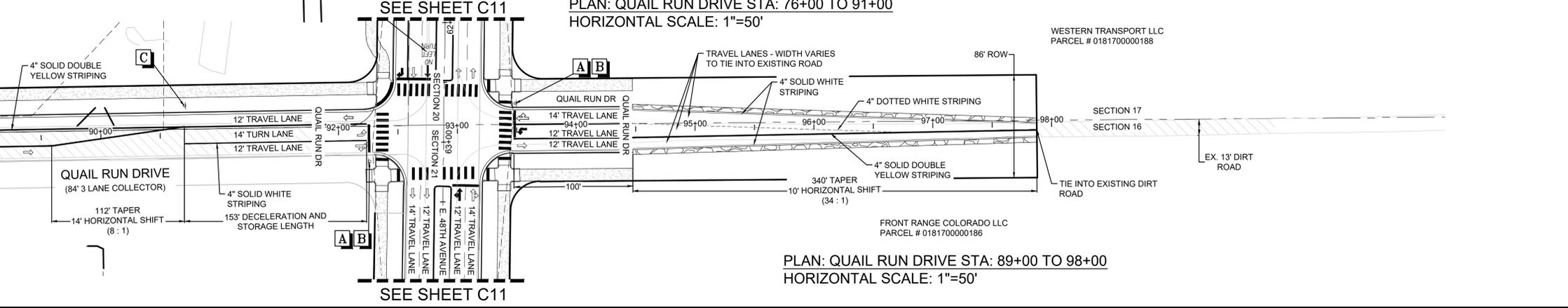
PLAN: QUAIL RUN DRIVE STA: 50+00 TO 63+00  
HORIZONTAL SCALE: 1"=50'



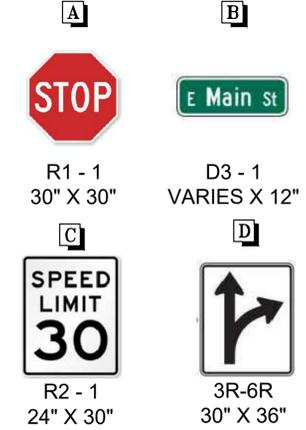
PLAN: QUAIL RUN DRIVE STA: 63+00 TO 76+00  
HORIZONTAL SCALE: 1"=50'



PLAN: QUAIL RUN DRIVE STA: 76+00 TO 89+00  
HORIZONTAL SCALE: 1"=50'

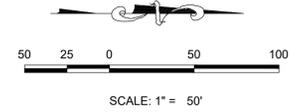


PLAN: QUAIL RUN DRIVE STA: 89+00 TO 98+00  
HORIZONTAL SCALE: 1"=50'



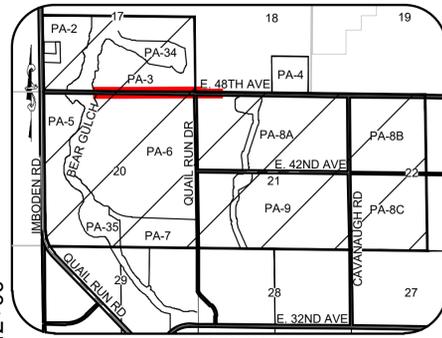
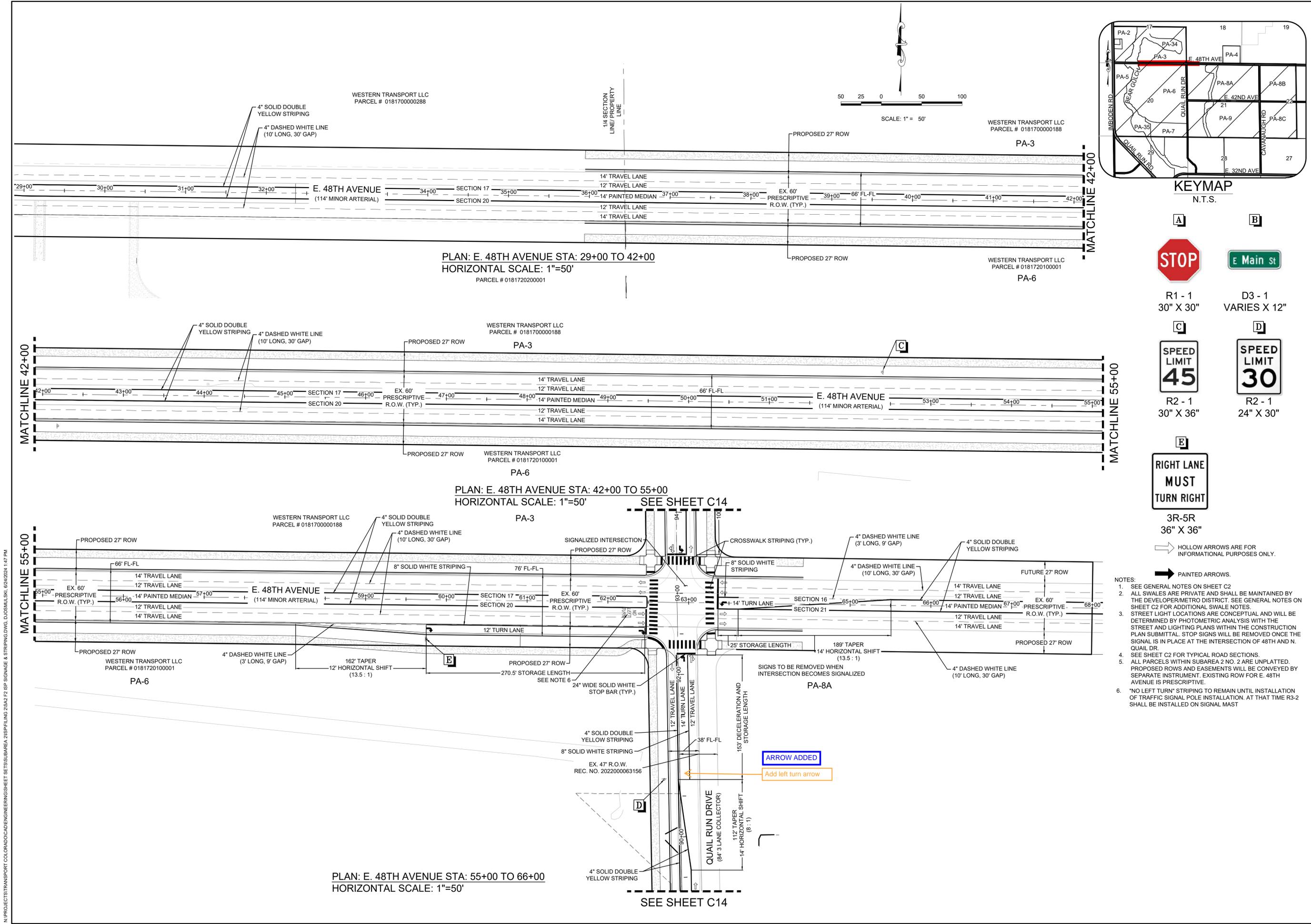
HOLLOW ARROWS ARE FOR INFORMATIONAL PURPOSES ONLY.  
PAINTED ARROWS.

- NOTES:
- SEE GENERAL NOTES ON SHEET C2
  - ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
  - STREET LIGHT LOCATIONS ARE CONCEPTUAL AND WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS WITH THE STREET AND LIGHTING PLANS WITHIN THE CONSTRUCTION PLAN SUBMITTAL.
  - SEE SHEET C2 FOR TYPICAL ROAD SECTIONS.
  - ALL PARCELS WITHIN SUBAREA 2 NO. 2 ARE UNPLATTED. PROPOSED ROWS AND EASEMENTS WILL BE CONVEYED BY SEPARATE INSTRUMENT. EXISTING ROW FOR E. 48TH AVENUE IS PRESCRIPTIVE.

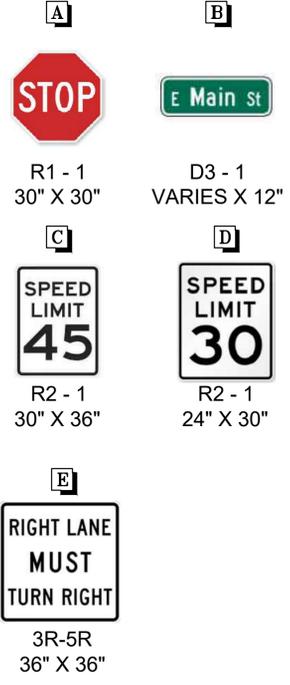


Revisions	No.	Date	Appr.	Date
10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 Westwood.com Westwood Professional Services, Inc. TEL: 720.482.9526				
WESTERN TRANSPORT LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202				
<b>TRANSPORT COLORADO -          SUBAREA 2 NO. 2          INFRASTRUCTURE SITE PLAN          SIGNAGE &amp; STRIPING PLAN (INTERIM)</b>				
SHEET NUMBER	SCALE:	DRAWN BY:	CHECKED BY:	DATE:
C12	ACM AS SHOWN	JTK	JTK	APRIL 2024
	FILE NO:	R0037494		

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**KEYMAP**  
N.T.S.



- NOTES:
- SEE GENERAL NOTES ON SHEET C2
  - ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
  - STREET LIGHT LOCATIONS ARE CONCEPTUAL AND WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS WITH THE STREET AND LIGHTING PLANS WITHIN THE CONSTRUCTION PLAN SUBMITTAL. STOP SIGNS WILL BE REMOVED ONCE THE SIGNAL IS IN PLACE AT THE INTERSECTION OF 48TH AND N. QUAIL DR.
  - SEE SHEET C2 FOR TYPICAL ROAD SECTIONS.
  - ALL PARCELS WITHIN SUBAREA 2 NO. 2 ARE UNPLATTED. PROPOSED ROWS AND EASEMENTS WILL BE CONVEYED BY SEPARATE INSTRUMENT. EXISTING ROW FOR E. 48TH AVENUE IS PRESCRIPTIVE.
  - "NO LEFT TURN" STRIPING TO REMAIN UNTIL INSTALLATION OF TRAFFIC SIGNAL POLE INSTALLATION. AT THAT TIME R3-2 SHALL BE INSTALLED ON SIGNAL MAST

No.	Revisions	Date	Init.	Appr.	Date

**Westwood**  
10335 E DRY CREEK RD.  
ENGLEWOOD, CO 80112  
TEL: 720.482.9526  
Westwoodps.com  
Westwood Professional Services, Inc.

WESTERN TRANSPORT LLC  
1331 17TH STREET, SUITE 1000  
DENVER, COLORADO 80202

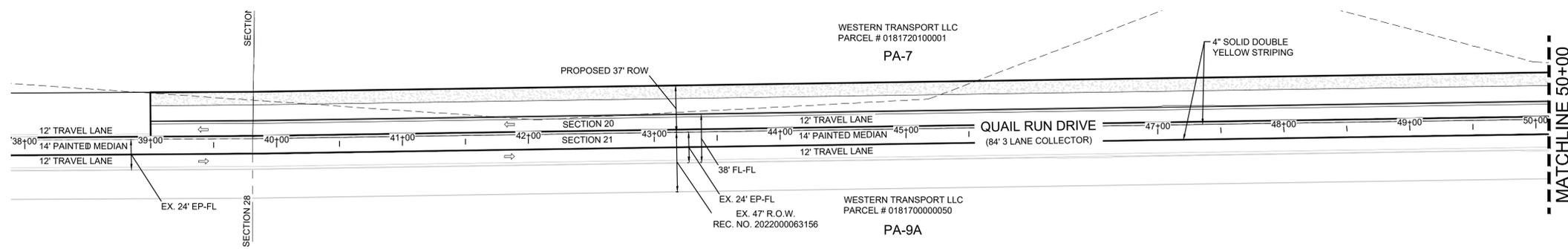
TRANSPORT COLORADO -  
SUBAREA 2 NO. 2  
INFRASTRUCTURE SITE PLAN  
SIGNAGE & STRIPING PLAN (ULTIMATE)

DRAWN BY: ACM AS SHOWN  
CHECKED BY: JTK  
DATE: APRIL 2024

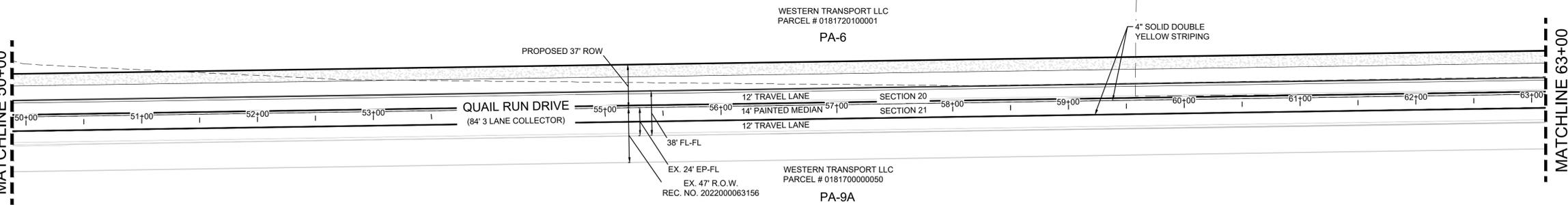
FILE NO: R0037494

**C13**

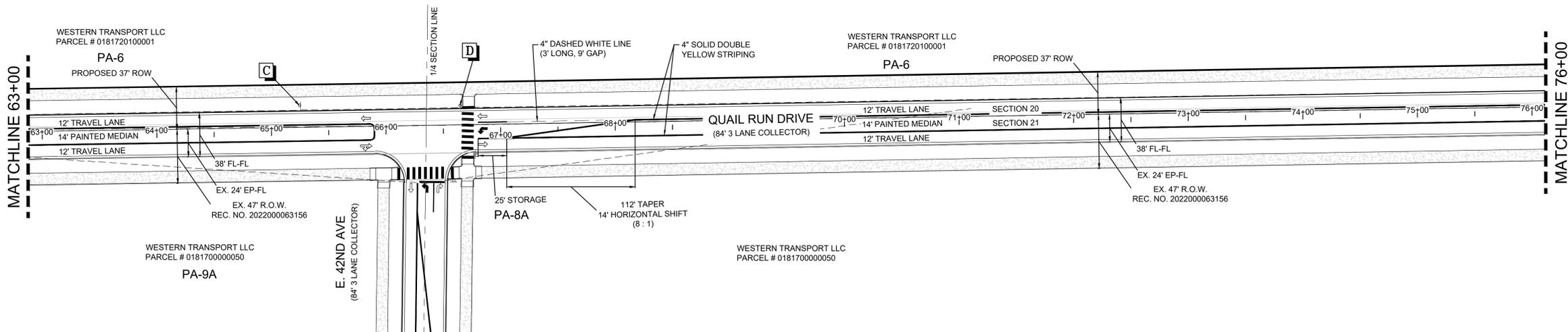
N:\PROJECTS\TRANSPORT COLORADO\ENGINEERING\PROJECTS\SUBAREA 2\2024\F2\ISP SIGNAGE & STRIPING.DWG, D:\JOSMILESKI, 6/24/2024, 1:47 PM



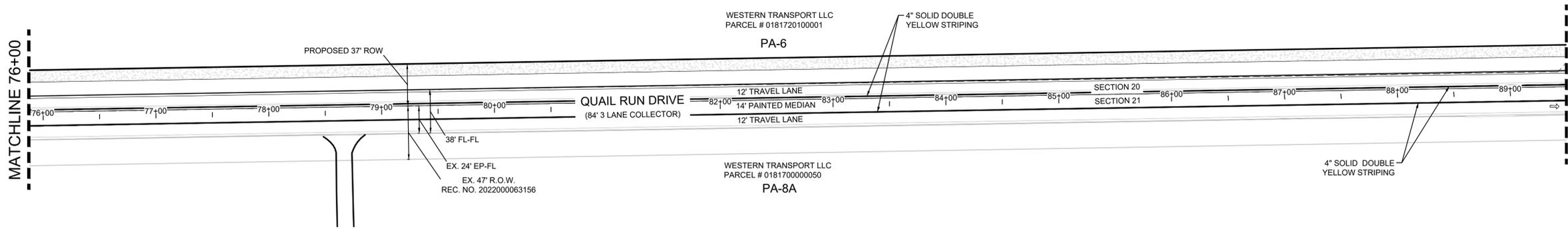
PLAN: QUAIL RUN DRIVE STA: 38+00 TO 50+00  
HORIZONTAL SCALE: 1"=50'



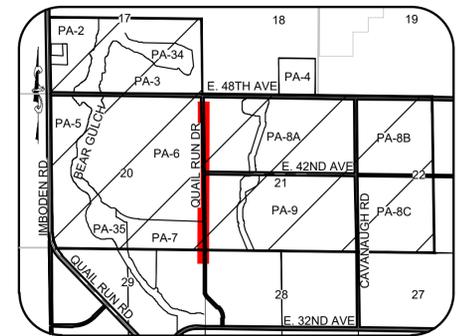
PLAN: QUAIL RUN DRIVE STA: 50+00 TO 63+00  
HORIZONTAL SCALE: 1"=50'



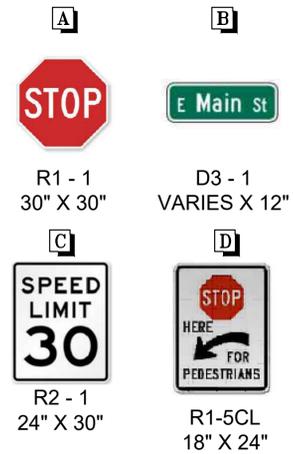
PLAN: QUAIL RUN DRIVE STA: 63+00 TO 76+00  
HORIZONTAL SCALE: 1"=50'



PLAN: QUAIL RUN DRIVE STA: 76+00 TO 89+50  
HORIZONTAL SCALE: 1"=50'



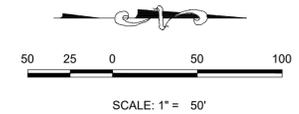
KEYMAP  
N.T.S.



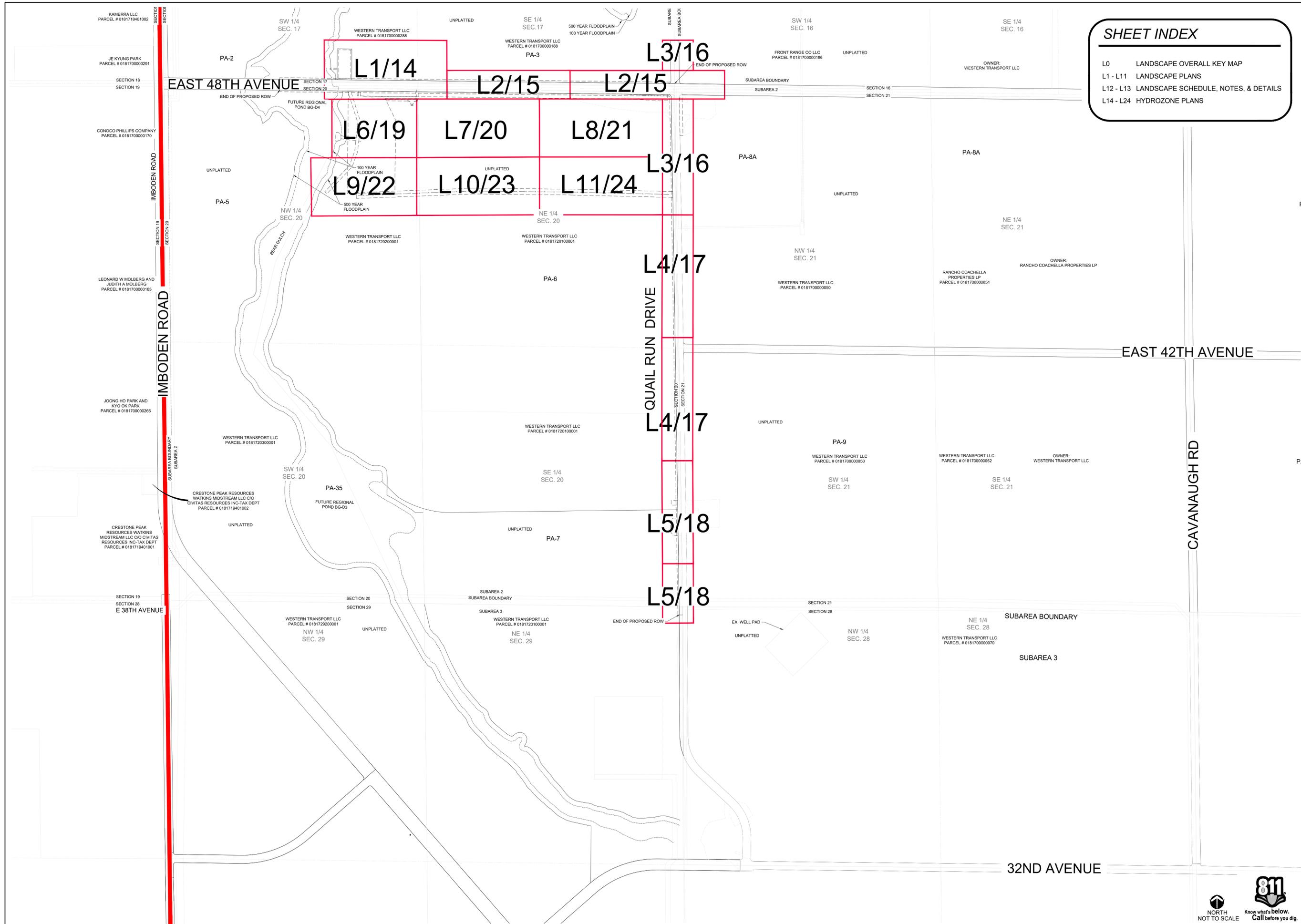
⇨ HOLLOW ARROWS ARE FOR INFORMATIONAL PURPOSES ONLY.

➔ PAINTED ARROWS.

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  - SEE SHEET C2 FOR TYPICAL ROAD SECTIONS.
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SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	DATE:
				ACM	JTK	R0037494	APRIL 2024
C14	TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN SIGNAGE & STRIPING PLAN (ULTIMATE)			WESTERN TRANSPORT LLC 10331 E DRY CREEK RD. ENGLEWOOD, CO 80112 Westwoodsps.com Westwood Professional Services, Inc. TEL: 720.482.9526			
	WESTERN TRANSPORT LLC 10331 E DRY CREEK RD. DENVER, COLORADO 80202			No.	Revisions	Init.	Appr.



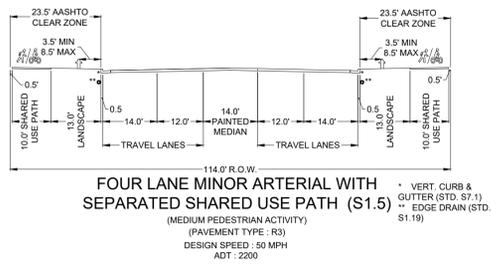
SHEET INDEX	
L0	LANDSCAPE OVERALL KEY MAP
L1 - L11	LANDSCAPE PLANS
L12 - L13	LANDSCAPE SCHEDULE, NOTES, & DETAILS
L14 - L24	HYDROZONE PLANS

SHEET NUMBER <b>L0</b>	SCALE: AS SHOWN	FILE NO: 171039					
	DRAWN BY: LAI	CHECKED BY: JC	DATE: APRIL 2024				
	TRANSPORT COLORADO - SUB-AREA 2 ISP #2 INFRASTRUCTURE SITE PLAN LANDSCAPE OVERALL KEY MAP						
	TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 81611						
Planning & Entitlements Landscape Architecture Architecture   Visual Media Real Estate Advisory www.LAIdesigngroup.com 88 Inverness Circle East, Bldg. J, Suite 101 Englewood, Colorado 80112 T. 303.734.1777							
4	3	2	1	No.	Date	Appr.	Date

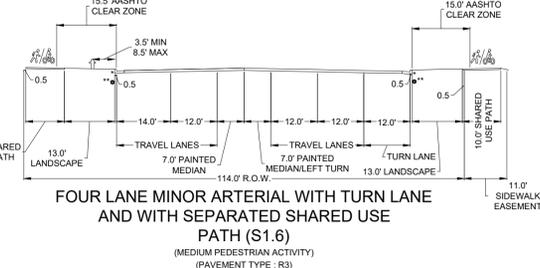
NOT FOR CONSTRUCTION



SECTION A-A



**FOUR LANE MINOR ARTERIAL WITH SEPARATED SHARED USE PATH (S1.5)**  
(MEDIUM PEDESTRIAN ACTIVITY)  
(PAVEMENT TYPE: R3)  
DESIGN SPEED: 50 MPH  
ADT: 2200



**FOUR LANE MINOR ARTERIAL WITH TURN LANE AND WITH SEPARATED SHARED USE PATH (S1.6)**  
(MEDIUM PEDESTRIAN ACTIVITY)  
(PAVEMENT TYPE: R3)

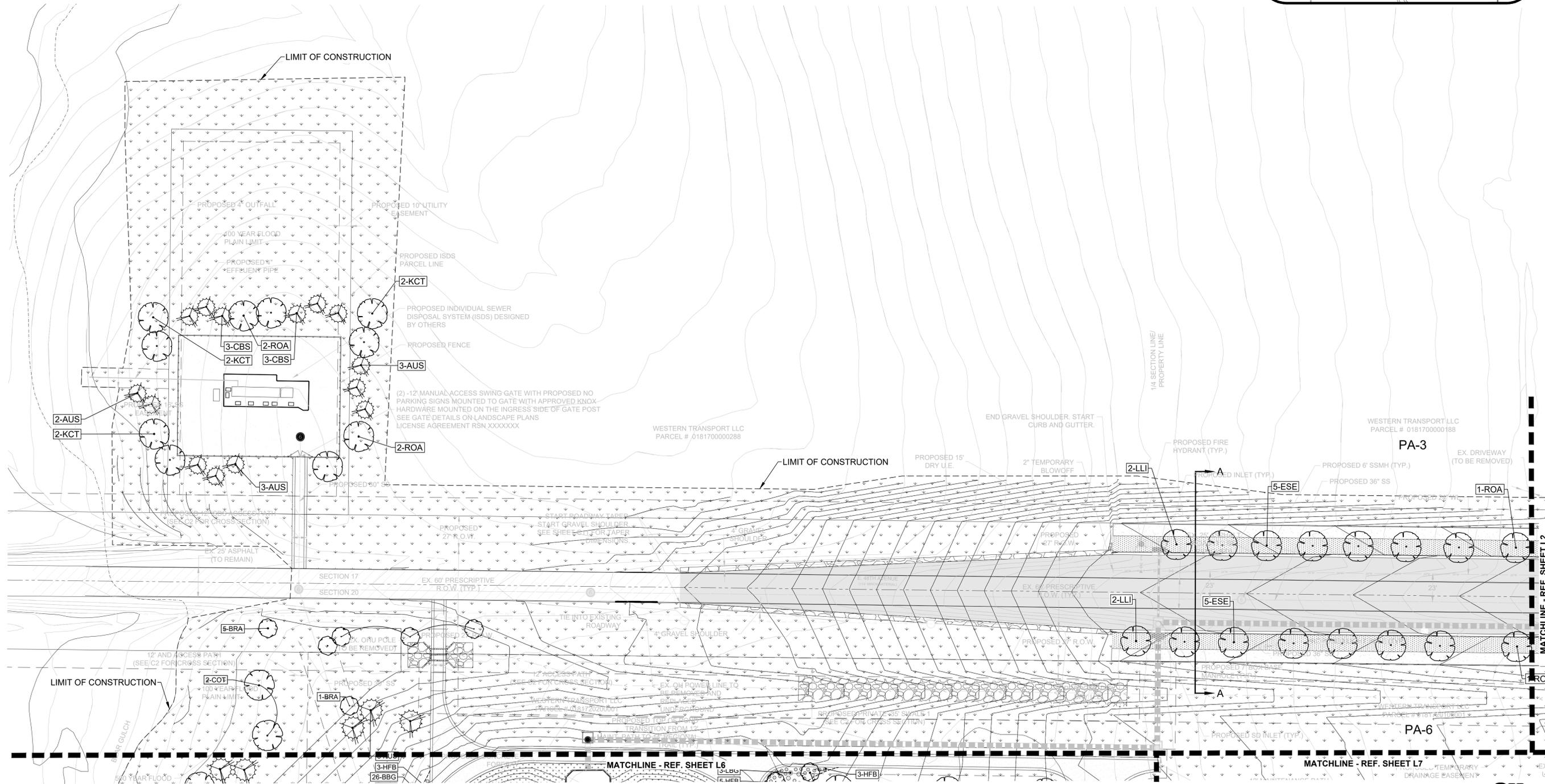
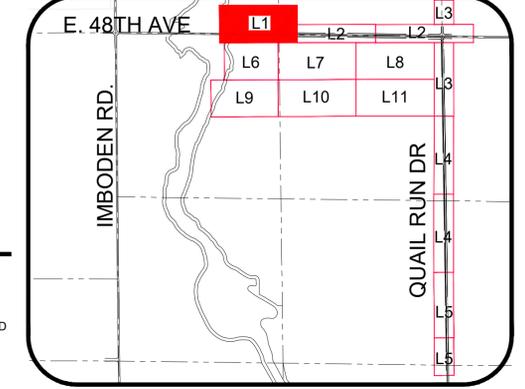
LANDSCAPE LEGEND

- RIGHT-OF-WAY
- EASEMENTS
- SIGHT TRIANGLES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ☀ PROPOSED STREET LIGHTS
- 🔥 FIRE HYDRANT
- 🌳 DECIDUOUS SHADE TREE
- 🌳 DECIDUOUS ORNAMENTAL TREE
- 🌲 EVERGREEN TREE
- 🌱 TURF SEED (SEE PLANT SCHEDULE)
- 🌱 NATIVE SEED / OVERLOT GRADING (SEE PLANT SCHEDULE)
- 🌱 DETENTION SEED MIX
- 🌱 SHOULDER CLASS 6 AGGREGATE ROAD BASE
- 🌱 MAINTENANCE PATH - GRAVEL/NON-CRUSHER (8' WIDE W/ 2' CLEAR ZONES)

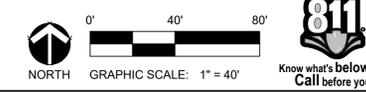
NOTES

- GRAYED BACK LANDSCAPE PROVIDED AS PART OF THE TRANSPORT COLORADO PRELIMINARY PLAT / INFRASTRUCTURE PLANS (DA#1793-06).
- TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS AND MUST BE A MINIMUM OF 10' FROM UTILITY/SEWER LINES.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- ADDITIONAL STREET FRONTAGE BUFFER LANDSCAPING SHALL BE REQUIRED AND CONSTRUCTED WITH EACH ADJACENT PARCEL DEVELOPMENT.
- ON INTERIM ROADS, METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING CURBSIDE LANDSCAPING WHEN THE FULL STREET IS CONSTRUCTED

KEY MAP



NOT FOR CONSTRUCTION



4	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date
3	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date
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1	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date

4	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date
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2	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date
1	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date

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3	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date
2	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date
1	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date

4	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date
3	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date
2	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date
1	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date

4	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date
3	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date
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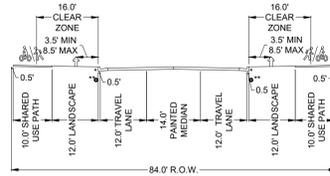
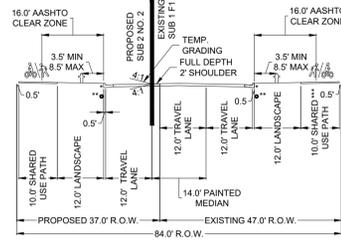
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1	07/08/24	07/08/24	03/02/23	Date	Int	Appr.	Date

4	07/08/24	07/08/24	03/02/23
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SECTION B-B



THREE LANE COLLECTOR (S1.3)  
STREET IMPROVEMENT

VERT. CURB & GUTTER (STD. S7.1)  
EDGE DRAIN (STD. S1.19)  
DESIGN SPEED: 35 MPH  
ADT: 1600

THREE LANE COLLECTOR (S1.3)

(MEDIUM PEDESTRIAN ACTIVITY)  
(PAVEMENT TYPE: R3)  
VERT. CURB & GUTTER (STD. S7.1)  
EDGE DRAIN (STD. S1.19)  
SHARED USE PATH TO BE BUILT DURING SA2 NO. 1)

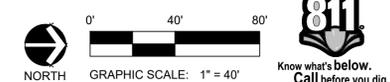
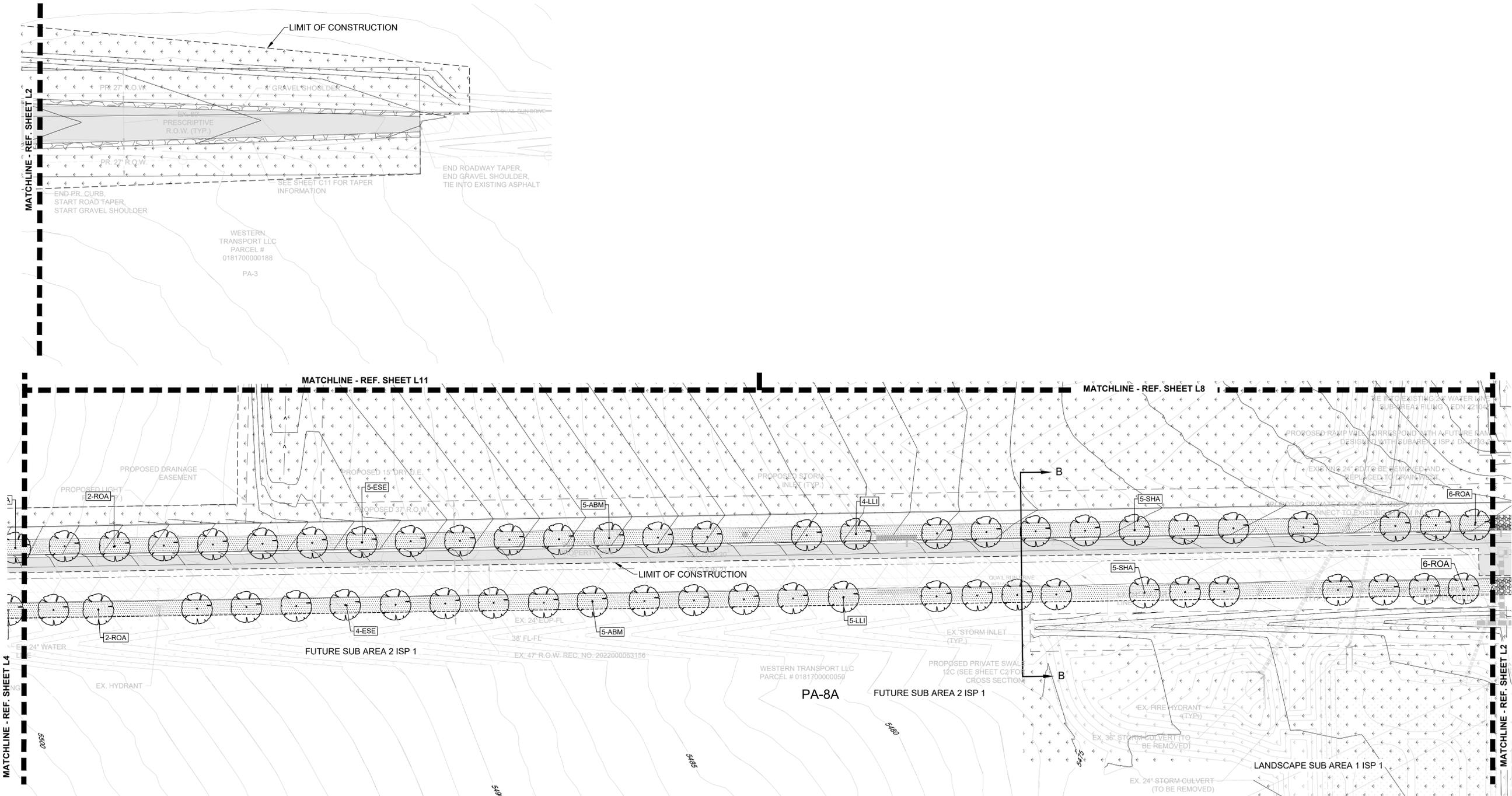
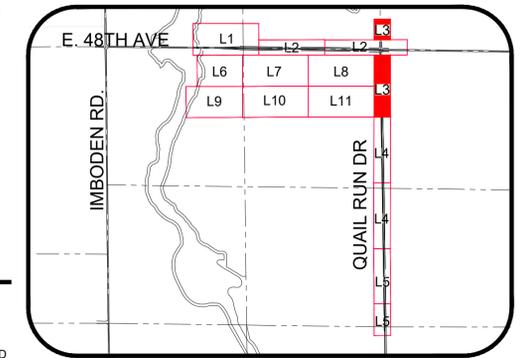
LANDSCAPE LEGEND



NOTES

- GRAYED BACK LANDSCAPE PROVIDED AS PART OF THE TRANSPORT COLORADO PRELIMINARY PLAT / INFRASTRUCTURE PLANS (DA#1793-06).
- TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS AND MUST BE A MINIMUM OF 10' FROM UTILITY/SEWER LINES.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- ADDITIONAL STREET FRONTAGE BUFFER LANDSCAPING SHALL BE REQUIRED AND CONSTRUCTED WITH EACH ADJACENT PARCEL DEVELOPMENT.
- ON INTERIM ROADS, METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING CURBSIDE LANDSCAPING WHEN THE FULL STREET IS CONSTRUCTED

KEY MAP

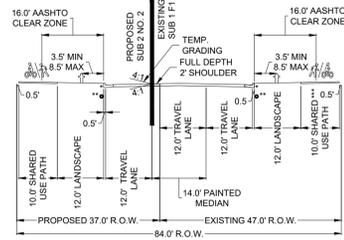


NOT FOR CONSTRUCTION

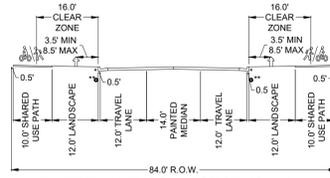
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	1	PRELIMINARY PLAT #2 PHASE 2 SUBMITTAL #1	03/02/23		
	No.		Date	Init.	Appr.
Planning & Enhancements Landscape Architecture Architecture   Visual Media Real Estate Advisory www.LAidesigngroup.com 88 Inverness Circle East, Bldg. 1, Suite 101 Englewood, Colorado 80112 T 303.734.1777					
<b>TRANSPORT COLORADO, LLC</b> 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 81611					
<b>TRANSPORT COLORADO - SUB-AREA 2</b> ISP #2 INFRASTRUCTURE SITE PLAN LANDSCAPE PLANS					
SCALE:	LAI	AS SHOWN	FILE NO:	171039	
DRAWN BY:	JC	CHECKED BY:	DATE:	APRIL 2024	
SHEET NUMBER	L3				



SECTION B-B



**THREE LANE COLLECTOR (S1.3)**  
(MEDIUM PEDESTRIAN ACTIVITY)  
(PAVEMENT TYPE: R3)  
\* VERT. CURB & GUTTER (STD. S7.1)  
\*\* EDGE DRAIN (STD. S1.19)  
\*\*\* SHARED USE PATH TO BE BUILT DURING SA2 NO. 1)



**THREE LANE COLLECTOR (S1.3) STREET IMPROVEMENT**  
\* VERT. CURB & GUTTER (STD. S7.1)  
\*\* EDGE DRAIN (STD. S1.19)  
DESIGN SPEED: 35 MPH  
ADT: 1600

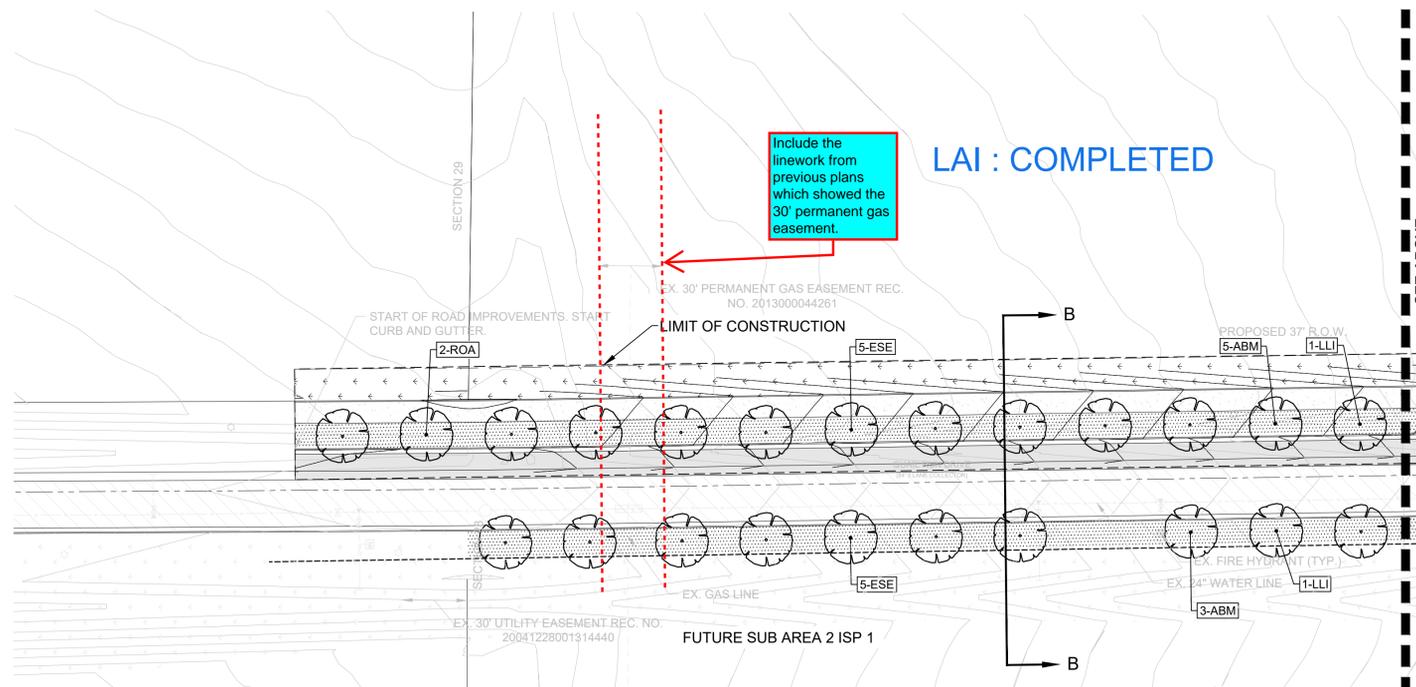
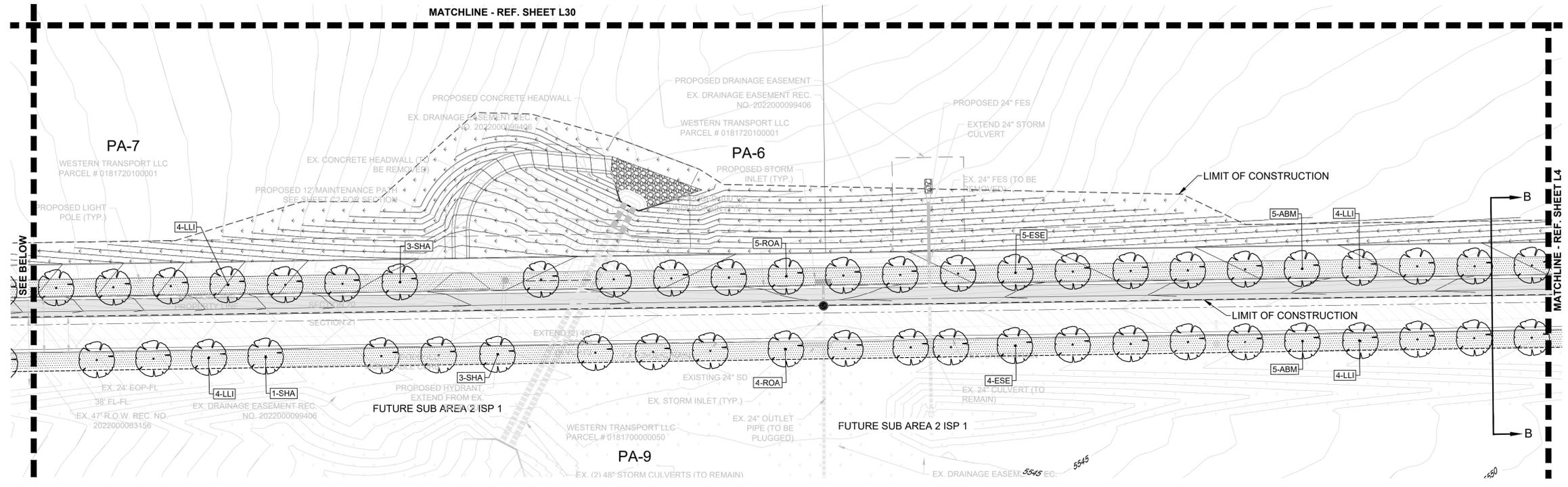
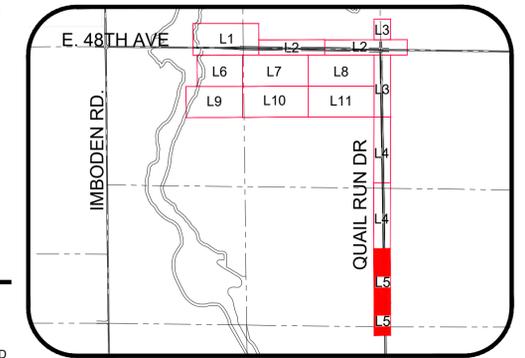
LANDSCAPE LEGEND



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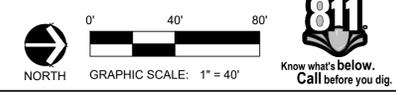
KEY MAP



Include the linework from previous plans which showed the 30' permanent gas easement.

LAI : COMPLETED

NOT FOR CONSTRUCTION



SHEET NUMBER	L5	
	DRAWN BY:	LAI
	CHECKED BY:	JC
	DATE:	APRIL 2024
SCALE:	AS SHOWN	
	FILE NO: 171039	
	TRANSPORT COLORADO - SUB-AREA 2	
	INFRASTRUCTURE SITE PLAN LANDSCAPE PLANS	
DRAWING NO.	TRANSPORT COLORADO, LLC	
	1331 17TH STREET, SUITE 1000	
	DENVER, COLORADO 80611	
	www.LAIgroup.com	
NO.	1	
	2	
	3	
	4	
DATE	03/02/23	
	07/31/23	
	07/08/24	
	07/08/24	
APPROVED BY	[Signature]	
	[Signature]	
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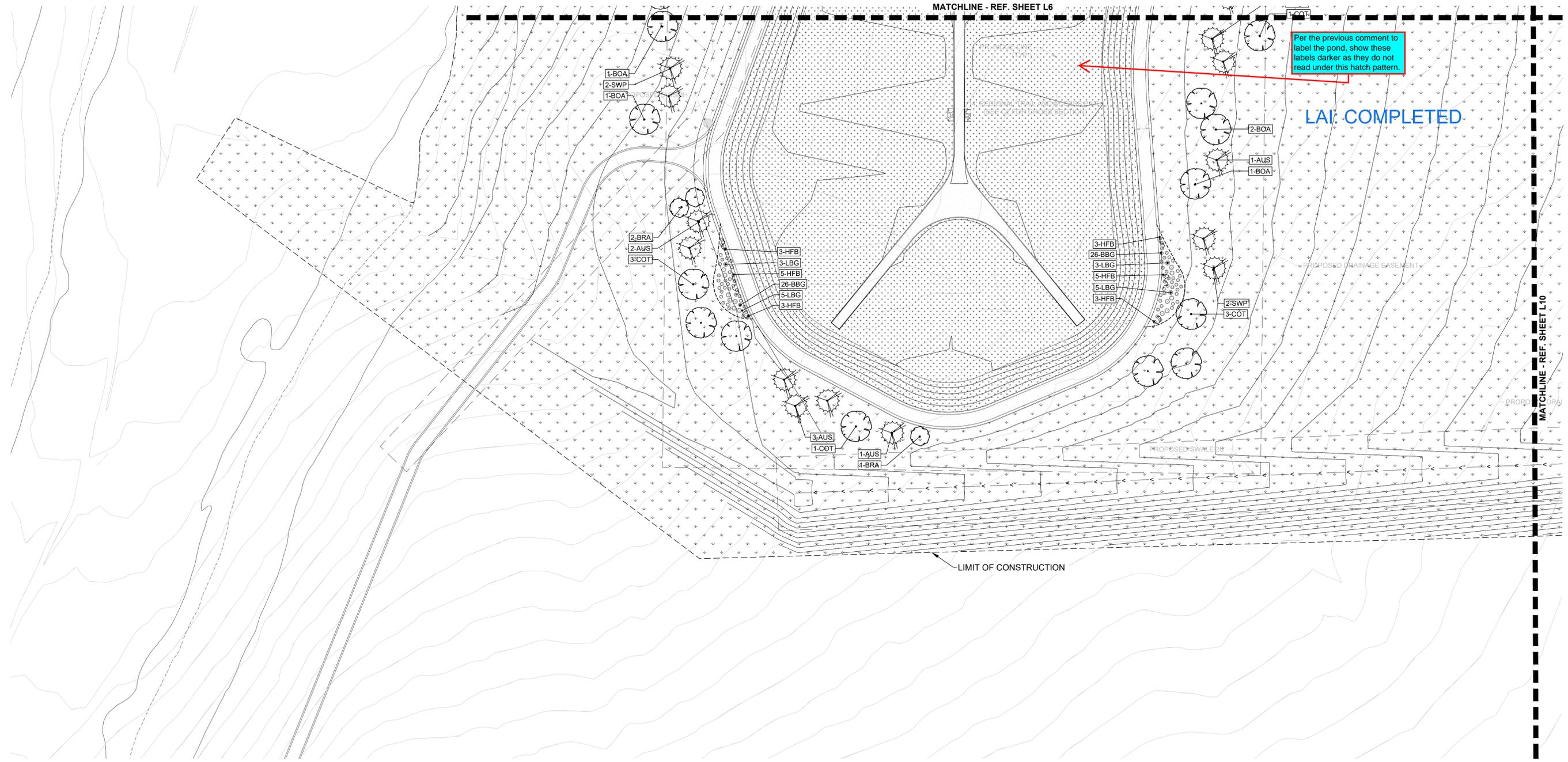
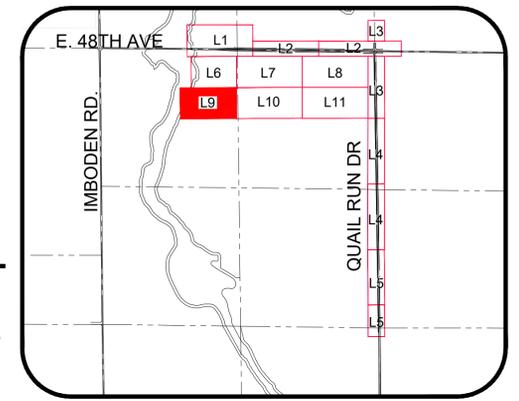
### LANDSCAPE LEGEND

	RIGHT-OF-WAY		PROPOSED STREET LIGHTS		TURF SEED (SEE PLANT SCHEDULE)
	EASEMENTS		FIRE HYDRANT		NATIVE SEED / OVERLOT GRADING (SEE PLANT SCHEDULE)
	SIGHT TRIANGLES		DECIDUOUS SHADE TREE		DETENTION SEED MIX
	EXISTING CONTOURS		DECIDUOUS ORNAMENTAL TREE		SHOULDER CLASS 6 AGGREGATE ROAD BASE
	PROPOSED CONTOURS		EVERGREEN TREE		MAINTENANCE PATH - GRAVEL/NON-CRUSHER (8' WIDE W/ 2' CLEAR ZONES)

### NOTES

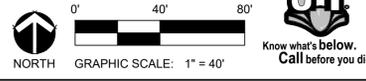
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### KEY MAP



Per the previous comment to label the pond, show these labels darker as they do not read under this hatch pattern.

LAI: COMPLETED



SHEET NUMBER	DRAWN BY: LAI	CHECKED BY: JC	DATE: APRIL 2024	SCALE: AS SHOWN	FILE NO: 171039	No.	Revisions	Date	Appr.	Date
				TRANSPORT COLORADO - SUB-AREA 2	TRANSPORT COLORADO, LLC			4		
				ISP #2	1331 17TH STREET, SUITE 1000			3	07/08/24	
				LANDSCAPE PLANS	DENVER, COLORADO 81611			2	07/31/23	
						1	PRELIMINARY PLAT #2 PHASE 2 STS SUBMITTAL #1	03/02/23		

NOT FOR CONSTRUCTION



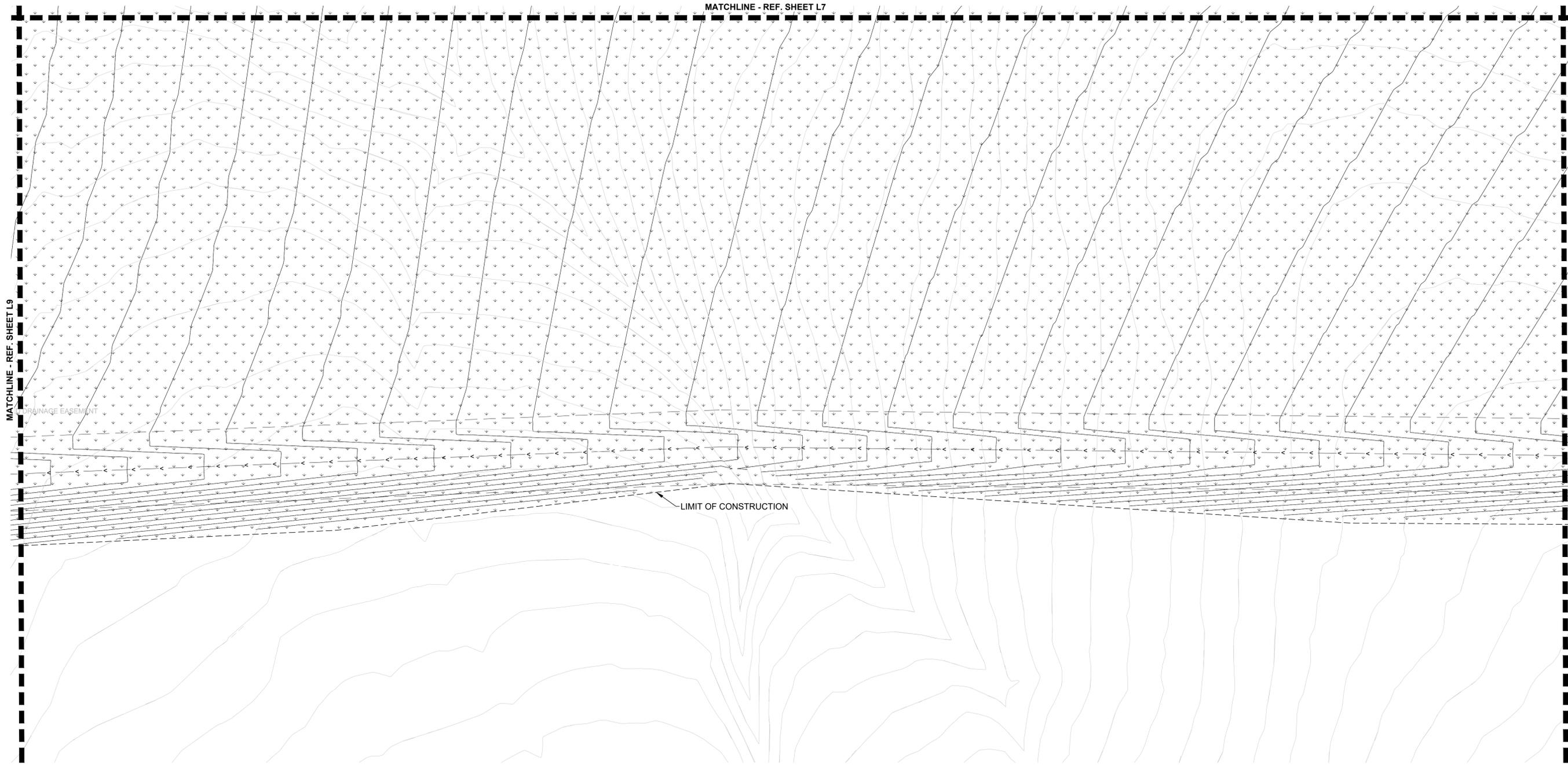
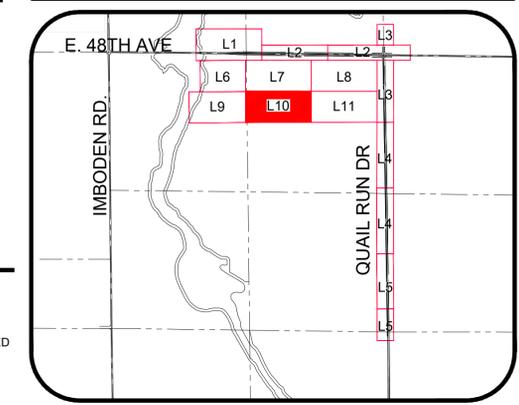
# LANDSCAPE LEGEND

	RIGHT-OF-WAY		PROPOSED STREET LIGHTS		TURF SEED (SEE PLANT SCHEDULE)
	EASEMENTS		FIRE HYDRANT		NATIVE SEED / OVERLOT GRADING (SEE PLANT SCHEDULE)
	SIGHT TRIANGLES		DECIDUOUS SHADE TREE		DETENTION SEED MIX
	EXISTING CONTOURS		DECIDUOUS ORNAMENTAL TREE		SHOULDER CLASS 6 AGGREGATE ROAD BASE
	PROPOSED CONTOURS		EVERGREEN TREE		MAINTENANCE PATH - GRAVEL/NON-CRUSHER (8' WIDE W/ 2' CLEAR ZONES)

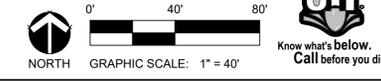
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# KEY MAP



NOT FOR CONSTRUCTION



SHEET NUMBER <b>L10</b>	DRAWN BY: LAI	CHECKED BY: JC	DATE: APRIL 2024		
	SCALE: AS SHOWN				
	FILE NO: 171039				
	TRANSPORT COLORADO - SUB-AREA 2 ISP #2 INFRASTRUCTURE SITE PLAN LANDSCAPE PLANS				
Planning & Engineering Landmarks Architecture Architecture   Visual Media Real Estate Advisory www.LAIdesigngroup.com 88 Inverness Circle East, Bldg. 3, Suite 101 Englewood, Colorado 80112 T 303.734.1777					
TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 81611					
4	3	2	1	No.	Revisions
	07/08/24	07/31/23	03/02/23	Date	Appr.
				Date	

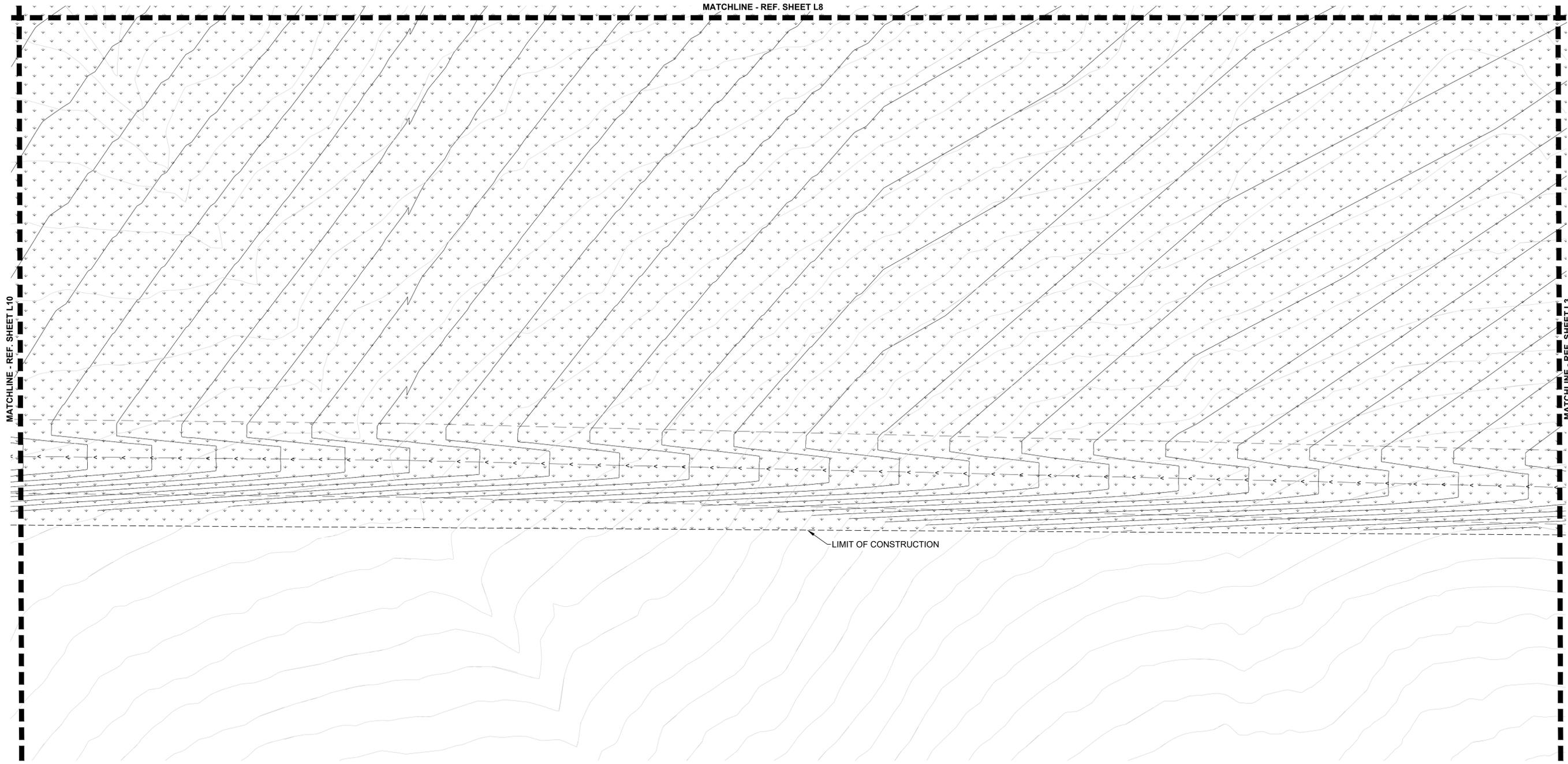
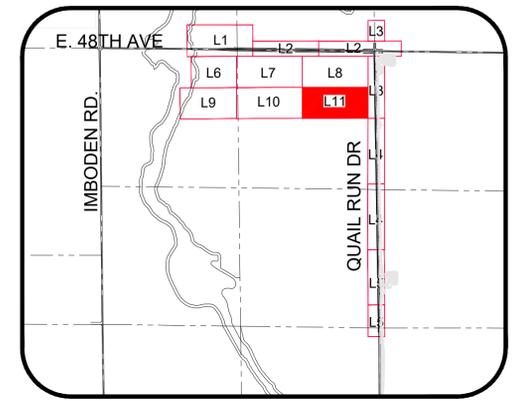
### LANDSCAPE LEGEND

	RIGHT-OF-WAY		PROPOSED STREET LIGHTS		TURF SEED (SEE PLANT SCHEDULE)
	EASEMENTS		FIRE HYDRANT		NATIVE SEED / OVERLOT GRADING (SEE PLANT SCHEDULE)
	SIGHT TRIANGLES		DECIDUOUS SHADE TREE		DETENTION SEED MIX
	EXISTING CONTOURS		DECIDUOUS ORNAMENTAL TREE		SHOULDER CLASS 6 AGGREGATE ROAD BASE
	PROPOSED CONTOURS		EVERGREEN TREE		MAINTENANCE PATH - GRAVEL/NON-CRUSHER (8' WIDE W/ 2' CLEAR ZONES)

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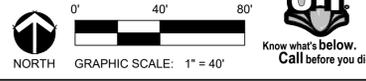


MATCHLINE - REF. SHEET L10

MATCHLINE - REF. SHEET L8

MATCHLINE - REF. SHEET L3

← LIMIT OF CONSTRUCTION



**NOT FOR CONSTRUCTION**

DRAWN BY: LAI	SCALE:	AS SHOWN	SHEET NUMBER <b>L11</b>
	CHECKED BY:	JC	
	DATE:	APRIL 2024	
	FILE NO:	171039	
TRANSPORT COLORADO - SUB-AREA 2		ISP #2	
INFRASTRUCTURE SITE PLAN		LANDSCAPE PLANS	
TRANSPORT COLORADO, LLC		1331 17TH STREET, SUITE 1000	
DENVER, COLORADO 81611			
		Planning & Enhancements Landmarks Architectural Architecture & Visual Media Real Estate Advisory www.LAIdesigngroup.com 88 Inverness Circle East, Bldg. 1, Suite 101 Englewood, Colorado 80112 T 303.734.1777	
No.	Revisions	Date	Appr.
4			
3		07/08/24	
2		07/31/23	
1		03/02/23	

**CURBSIDE LANDSCAPE TABLE LAI: 2 SHA ADDED**

STREET	CURBSIDE LENGTH	TREES REQUIRED (1 PER 40 LF OR EQUIVALENT)	TREES PROVIDED
E. 48TH AVE (NORTH CURBSIDE)	2,560'-0"	64	*55
E. 48TH AVE (SOUTH CURBSIDE)	2,560'-0"	64	*58
N. QUAIL RUN DR (WEST CURBSIDE)	5,310'-0"	133	*131
N. QUAIL RUN DR (EAST CURBSIDE)	5,161'-0"	129	*126

NOTES:  
\* TREE COUNT AFFECTED BY STORM UTILITIES, STREET LIGHTS, AND SIGHT TRIANGLES.

**PLANTING SCHEDULE (CURBSIDE):**

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
<b>DECIDUOUS TREES</b>					
ABM	73	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.5" CAL.	MED
ESE	72	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BEIBERICH'	2.5" CAL.	LOW
LLI	73	LITTLE LEAF LINDEN	TILIA CORDATA	2.5" CAL.	MED
ROA	73	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	MED
SHA	69	SHADEMASTER LOCUST	GLEDTISIA TRIACANTHOS 'INERMIS SHADEMASTER'	2.5" CAL.	LOW

**LAI: 2 SHA ADDED**

**PLANTING SCHEDULE (INDIVIDUAL SEWAGE DISPOSAL SYSTEM):**

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
<b>DECIDUOUS TREES</b>					
ROA	4	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	MED
KCT	6	KENTUCKY COFFEETREE	GMYNOCADUS DOICUS	2.5" CAL.	LOW
<b>EVERGREEN TREES</b>					
AUS	8	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN.	LOW
CBS	6	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN.	LOW

**DETENTION POND TABLE:**

TOTAL AREA	LANDSCAPE AREA AT POND (ABOVE 100YR STORM ELEV.)	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
475,202.2 SF	205,383.1 SF	1 TREE PER 4,000 SF = 52 TREES	95	10 SHRUBS PER 4000 SF = 514	516 (0 SHRUBS + 43 TREE EQ.)

**PLANTING SCHEDULE (DETENTION POND):**

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
<b>DECIDUOUS TREES</b>					
BOA	12	BUR OAK	QUERCUS MACROCARPA	2.5" CAL.	VERY LOW
COT	19	COTTONLESS COTTONWOOD	POPULUS X ACUMINATA	2.5" CAL.	LOW
HAC	11	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL.	VERY LOW
<b>ORNAMENTAL TREES</b>					
BRA	12	BRANDYWINE CRABAPPLE	MALUS 'BRANDYWINE'	2" CAL.	LOW
<b>EVERGREEN TREES</b>					
AUS	15	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN.	VERY LOW
CBS	14	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN.	VERY LOW
SWP	12	SOUTHWESTERN PINE	PINUS STROBIFORMIS	6. HT. MIN.	LOW
<b>ORNAMENTAL GRASSES</b>					
BGG	201	BLUE GRAMA GRASS	BOUTELOUA GRACILLIS	1 GAL.	VERY LOW
HFB	77	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL.	VERY LOW
LBG	54	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1 GAL.	VERY LOW

**TYPICAL LANDSCAPE NOTES:**

- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL SHRUB AND TURF AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER, ROTOTILL TO A MINIMUM DEPTH OF 6 (SIX) INCHES.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN THE UNIFIED DEVELOPMENT ORDINANCE (UDO) 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.
- VEHICULAR DRIVES WILL BE ASPHALT, WALKS WILL BE CONCRETE, DETENTION MAINTENANCE PATH TO BE CRUSHER FINES. PLEASE REFER TO ENGINEERING SITE PLANS FOR WALK MATERIAL TYPES.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 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 THE FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH 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 A FIRE HYDRANT 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.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNEES, 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. LANDSCAPING SHALL BE INSTALLED AS SOON AS CITY WATER IS AVAILABLE AT THE SITE.

**OVERALL SITE DATA:**

PRESENT ZONING CLASSIFICATION	I-2		
PROPOSED USE	I-2		
TOTAL LIMIT OF CONSTRUCTION	100%	4,618,355 SF	106.02 AC
TOTAL HARD SURFACE AREA	9%	417,043 SF	9.57 AC
SIDEWALK	-	134,233 SF	3.08 AC
ROADWAY	-	259,446 SF	5.95 AC
OTHER	-	23,344 SF	0.54 AC
TOTAL LANDSCAPE AREA	91%	4,201,312 SF	96.45 AC
CURBSIDE LANDSCAPE	-	200,360 SF	4.60 AC
NATIVE SEED (AREA OF DISTURBANCE)	-	4,000,952 SF	91.85 AC

**NATIVE SEED MIX (OVERLOT & CHANNEL)**

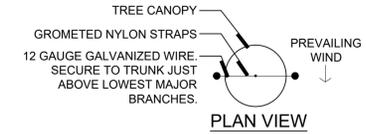
SPECIES	PLS/ACRE
HACHITA BLUE GRAMA (BOUTELOUA GRACILIS)	4.00
BOWIE BUFFALOGRASS (BOUTELOUA DACTYLOIDES)	4.00
BUTTE SIDEOATS GRAMA (BOUTELOUA CURTIPENDULA)	6.00
SAND DROPSEED (SPOROBOLOUS CRYPTANDRUS)	1.00
ARRIBA WESTERN WHEATGRASS (PASCOPYRUM SMITHII)	1.00
PRAIRIE JUNEGRASS (KOELERIA MACRANTHA)	3.00
BLAZE LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM BLAZE)	1.00
LODORM GREEN NEEDLEGRASS (NASSELLA VIRIDULA)	2.00
TOTAL	30.00

**TURF MIX (CURBSIDE LANDSCAPE)**

SPECIES	%
GOLCONDA TALL FESCUE (FESTUCA-ARUNDINACEA)	30%
MONTANTA TALL FESCUE (FESTUCA-ARUNDINACEA)	25%
TOLTEC TALL FESCUE (FESTUCA-ARUNDINACEA)	25%
FRONTIER PERENNIAL RYEGRASS (LOLIUM-PERENNE)	5%
SINGULAR PERENNIAL RYEGRASS (LOLIUM-PERENNE)	5%
MADISON KENTUCKY BLUEGRASS (POA-PRATENSIS)	5%
DEEPLUE KENTUCKY BLUEGRASS (POA-PRATENSIS)	5%
TOTAL	100%

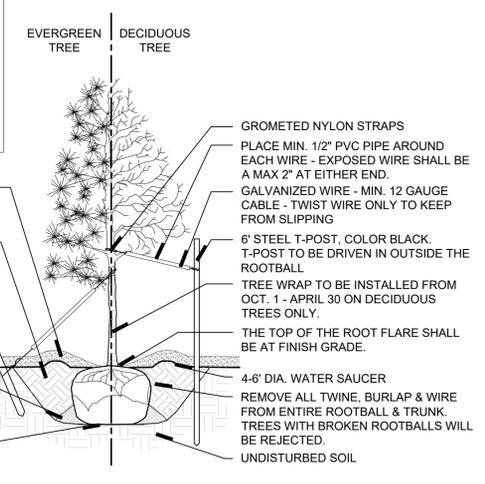
**DETENTION SEED MIX (PONDS / 100 YR WSEL)**

SPECIES	PLS/ACRE
BUFFALOGRASS (BOUTELOUA DACTYLOIDES)	2.00
BLUE GRAMA (BOUTELOUA GRACILIS)	3.00
SWITCHGRASS (PANICUM VIRGATUM)	6.00
WESTERN WHEATGRASS (PASCOPYRUM SMITHII)	6.00
SAND DROPSEED (SPOROBOLOUS CRYPTANDRUS)	1.00
INLAND SALTGRASS (DISTICHLIS SPICATA)	3.00
PRAIRIE CORDGRASS (SPARTINA PECTINATA)	1.00
LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM)	2.00
SIDEOATS GRAMA (BOUTELOUA CURTIPENDULA)	3.00
GREEN NEEDLEGRASS (NASSELLA VIRIDULA)	1.00
BIG BLUEGRASS (ANDROPOGON GERARDII)	1.00
INDIANGRASS (SORGHASTRUM NUTANS)	1.00
TOTAL	30.00

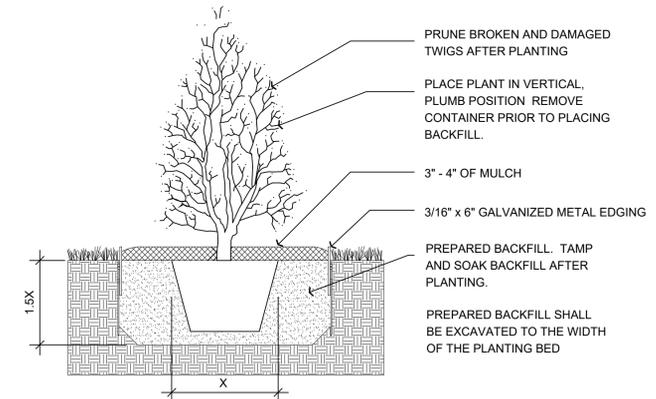


NOTES:  
1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.  
2) REMOVE ALL NURSERY STAKES.  
3) WRAP TRUNK OF DECIDUOUS TREES FROM ROOT FLARE TO LOWEST MAJOR BRANCH.  
4) FOR TREES OVER 3" CALIPER, USE THREE STAKES (DECIDUOUS TREES) OR DEADMEN (EVERGREEN TREES) SPACED EVENLY AROUND THE TREE.

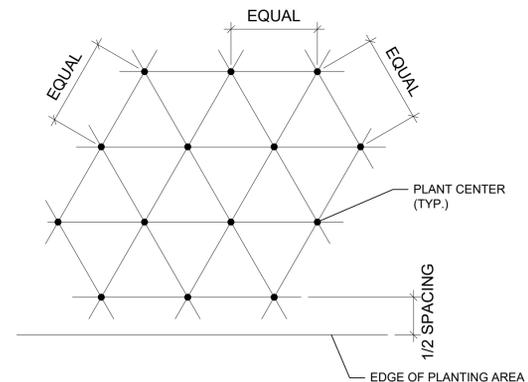
MIN. 3" DEPTH MULCH RING (MULCH PER PLANS) A MIN. OF 4" DIA. MULCH DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK  
BACKFILL WITH BLEND AT EXISTING SOIL AND A MAX. OF 20% (BY VOLUME) ORGANIC MATERIAL WITH 1:1 SLOPE ON THE SIDES OF THE PLANTING HOLE  
PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. BELOW FINISH GRADE.  
CONTRACTOR TO FIRMLY PLACE SOIL AROUND ROOTBALL WITHOUT PACKING OR TAMPING. SET SOIL WITH WATER TO FILL ALL AIR POCKETS.  
PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



**A TREE PLANTING**  
SCALE: N.T.S.



**B SHRUB PLANTING**  
SCALE: N.T.S.



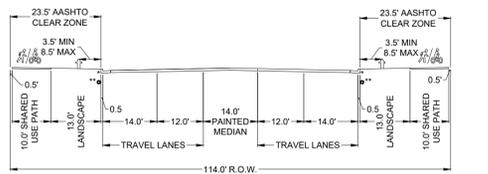
**C SHRUB SPACING**  
SCALE: N.T.S.

07/08/24	07/31/23	03/02/23	Date	Appr.	Date
4	3	2	1	No.	Revisions
Planning & Enhancements Landscaping Architect Architecture & Visual Media Real Estate Advisory www.LAIdesigngroup.com 88 Inverness Circle East, Suite 101 Englewood, Colorado 80112 T 303.724.1777					
<b>TRANSPORT COLORADO, LLC</b> 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 81611					
<b>TRANSPORT COLORADO - SUB-AREA 2</b> ISP #2 INFRASTRUCTURE SITE PLAN LANDSCAPE SCHEDULE & NOTES					
SCALE:	LAI	AS SHOWN	FILE NO:	171039	
DRAWN BY:	JC	CHECKED BY:	DATE:	APRIL 2024	
SHEET NUMBER	<b>L12</b>				

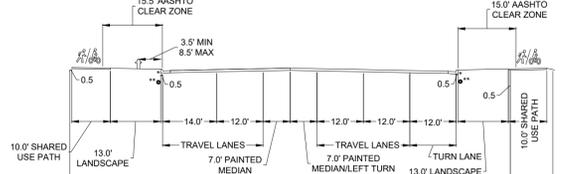




SECTION A-A



FOUR LANE MINOR ARTERIAL WITH SEPARATED SHARED USE PATH (S1.5)  
(MEDIUM PEDESTRIAN ACTIVITY)  
(PAVEMENT TYPE: R3)  
DESIGN SPEED: 50 MPH  
ADT: 2200



FOUR LANE MINOR ARTERIAL WITH TURN LANE AND WITH SEPARATED SHARED USE PATH (S1.6)  
(MEDIUM PEDESTRIAN ACTIVITY)  
(PAVEMENT TYPE: R3)

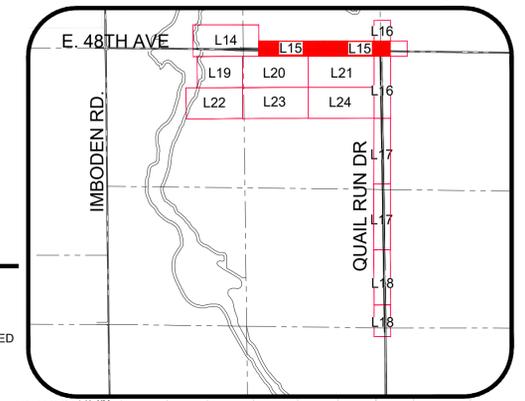
HYDROZONE LEGEND

- HIGH WATER USE: CURBSIDE LANDSCAPE
- LOW WATER USE - NOT USED
- Z-ZONE: NATIVE SEED AREA

HYDROZONE TABLE

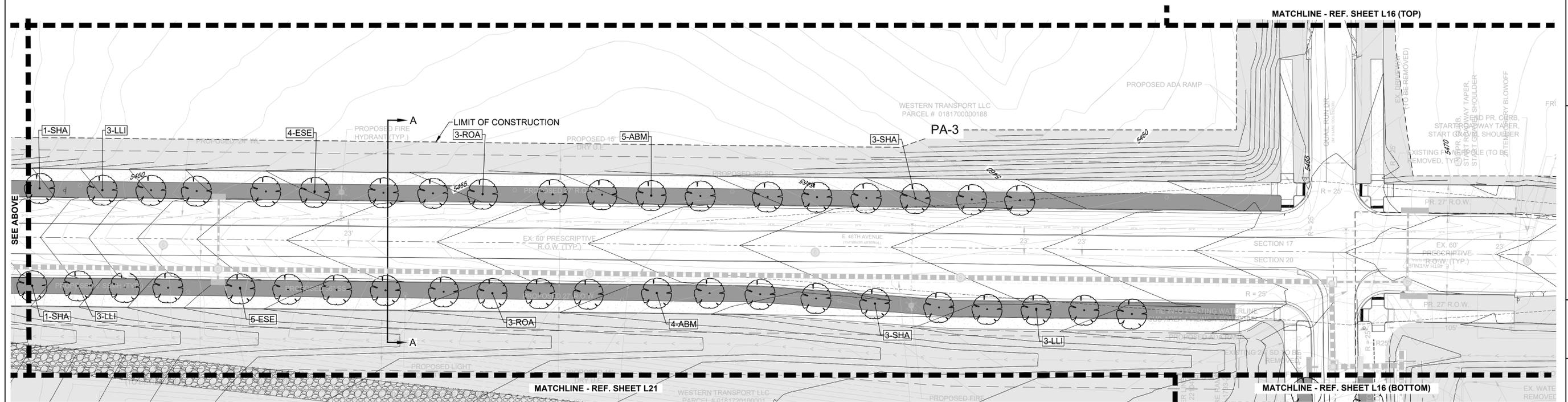
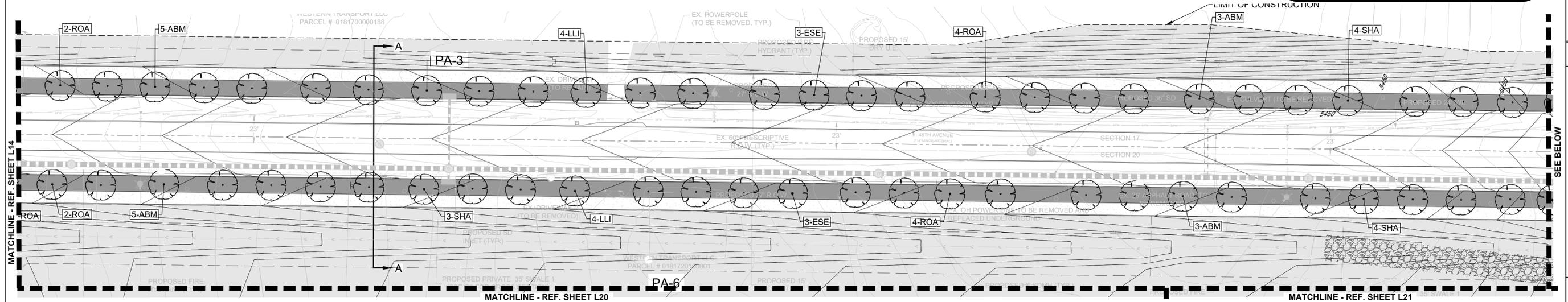
WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

KEY MAP

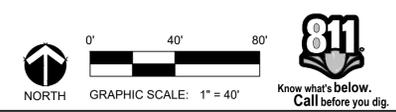


NOTES

- GRAYED BACK LANDSCAPE PROVIDED AS PART OF THE TRANSPORT COLORADO PRELIMINARY PLAT / INFRASTRUCTURE PLANS (DA#1793-06).
- TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS AND MUST BE A MINIMUM OF 10' FROM UTILITY/SEWER LINES.
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- ADDITIONAL STREET FRONTAGE BUFFER LANDSCAPING SHALL BE REQUIRED AND CONSTRUCTED WITH EACH ADJACENT PARCEL DEVELOPMENT.
- ON INTERIM ROADS, METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING CURBSIDE LANDSCAPING WHEN THE FULL STREET IS CONSTRUCTED



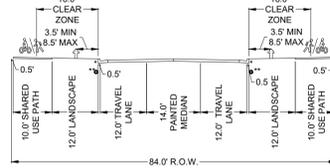
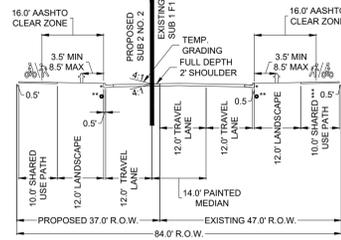
4	3	2	1	No.	Revisions	Date	Init	Appr.	Date
<p>Planning &amp; Enhancements Landscape Architecture Architecture &amp; Visual Media Real Estate Advisory www.LAIdesigngroup.com 88 Inverness Circle East, Bldg. 5, Suite 101 Englewood, Colorado 80112 T 303.754.1777</p>									
<p><b>TRANSPORT COLORADO, LLC</b> 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 81611</p>									
<p><b>TRANSPORT COLORADO - SUB-AREA 2</b> ISP #2 INFRASTRUCTURE SITE PLAN HYDROZONE PLANS</p>									
SCALE:	AS SHOWN	FILE NO:	171039						
DRAWN BY:	LAJ	CHECKED BY:	JC	DATE:	APRIL 2024				
SHEET NUMBER	<b>L15</b>								



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SECTION B-B



**THREE LANE COLLECTOR (S1.3)**  
(MEDIUM PEDESTRIAN ACTIVITY)  
(PAVEMENT TYPE: R3)  
• VERT. CURB & GUTTER (STD. S7.1)  
• EDGE DRAIN (STD. S1.18)  
• SHARED USE PATH TO BE BUILT DURING SA2 NO. 1)

**THREE LANE COLLECTOR (S1.3) STREET IMPROVEMENT**  
• VERT. CURB & GUTTER (STD. S7.1)  
• EDGE DRAIN (STD. S1.18)  
• DESIGN SPEED: 35 MPH  
• ADT: 1600

HYDROZONE LEGEND

- HIGH WATER USE: CURBSIDE LANDSCAPE
- LOW WATER USE - NOT USED
- Z-ZONE: NATIVE SEED AREA

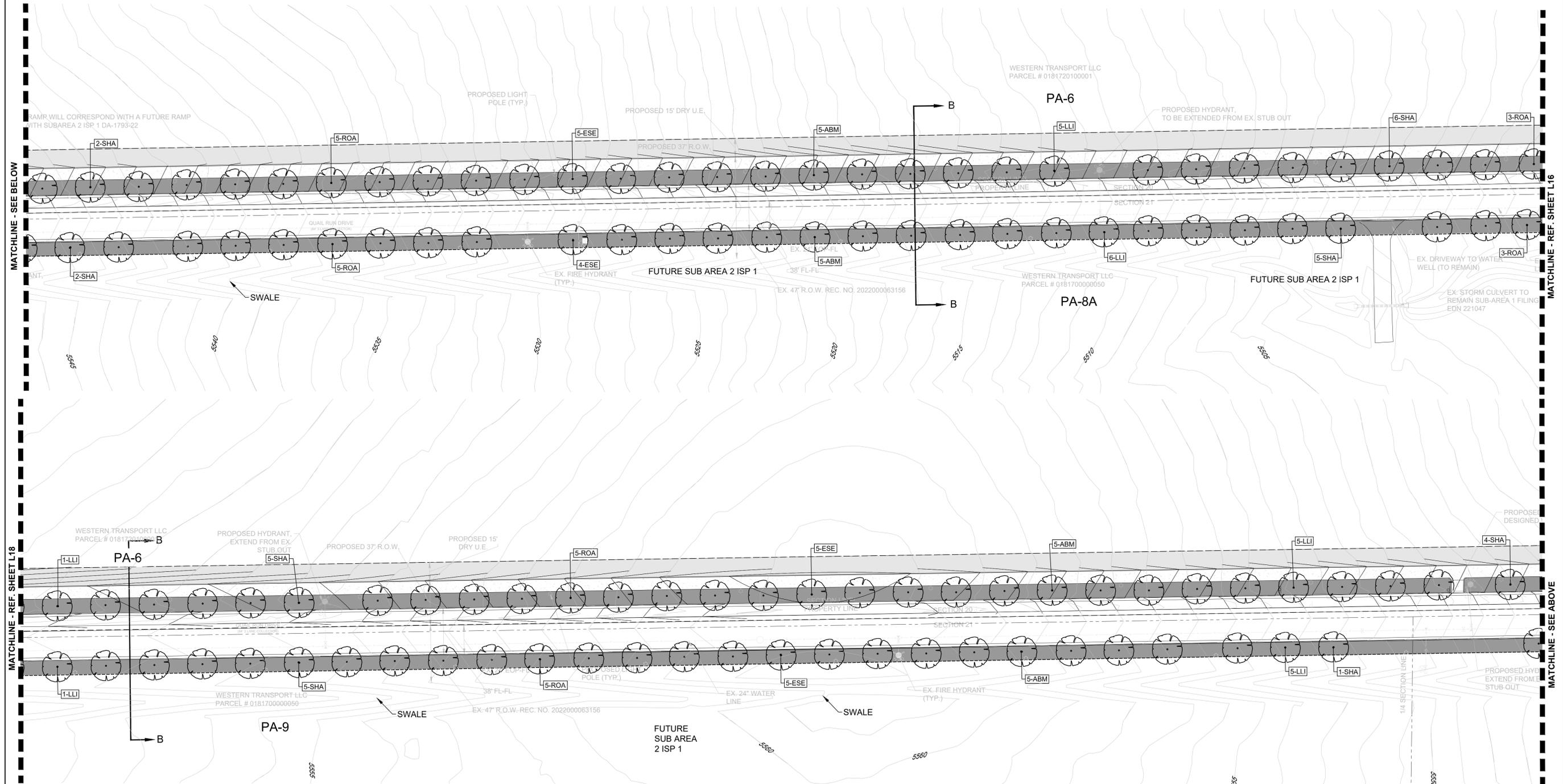
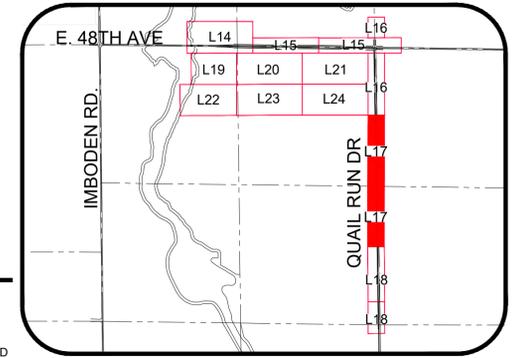
HYDROZONE TABLE

WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
<b>TOTAL LANDSCAPE AREA</b>	<b>4,201,312 SF</b>	<b>100%</b>

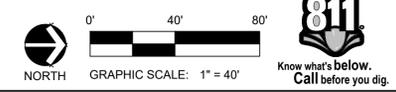
NOTES

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- ADDITIONAL STREET FRONTAGE BUFFER LANDSCAPING SHALL BE REQUIRED AND CONSTRUCTED WITH EACH ADJACENT PARCEL DEVELOPMENT.
- ON INTERIM ROADS, METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING CURBSIDE LANDSCAPING WHEN THE FULL STREET IS CONSTRUCTED

KEY MAP



NOT FOR CONSTRUCTION

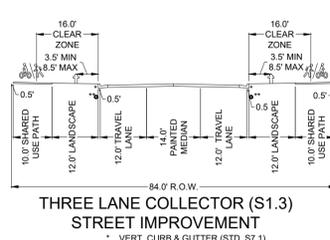
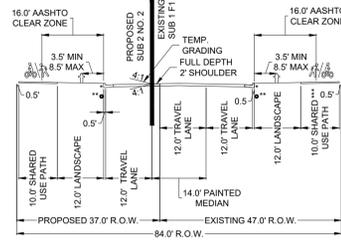


DATE:	APRIL 2024
CHECKED BY:	JC
DRAWN BY:	LAI
SCALE:	AS SHOWN
FILE NO.:	171039
PROJECT:	TRANSPORT COLORADO - SUB-AREA 2 ISP #2 INFRASTRUCTURE SITE PLAN HYDROZONE PLANS
COMPANY:	TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 81611
DESIGNER:	LAJ DESIGN GROUP 88 Inverness Circle East, Bldg. 1, Suite 101 Englewood, Colorado 80112 T 303.734.1777
NO.:	1
DATE:	03/02/23
APPROVED BY:	
DATE:	07/08/24
PROJECT:	SUB-AREA NO 2 ISP 2 SUBMITTAL #3
DATE:	07/03/23
PROJECT:	SUB-AREA NO 2 ISP 2 SUBMITTAL #2
DATE:	03/02/23
PROJECT:	PRELIMINARY PLAT #2 PHASE 2 SUBMITTAL #1
DATE:	
APPROVED BY:	
DATE:	

L17



SECTION B-B



**THREE LANE COLLECTOR (S1.3)**  
(MEDIUM PEDESTRIAN ACTIVITY)  
(PAVEMENT TYPE: R3)  
• VERT. CURB & GUTTER (STD. S7.1)  
• EDGE DRAIN (STD. S1.19)  
• SHARED USE PATH TO BE BUILT DURING SA2 NO. 1)

**THREE LANE COLLECTOR (S1.3) STREET IMPROVEMENT**  
• VERT. CURB & GUTTER (STD. S7.1)  
• EDGE DRAIN (STD. S1.19)  
DESIGN SPEED: 35 MPH  
ADT: 1600

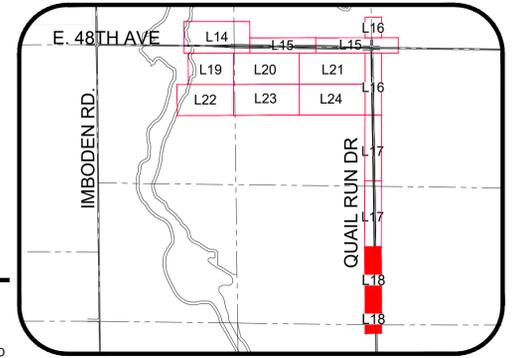
HYDROZONE LEGEND

- HIGH WATER USE: CURBSIDE LANDSCAPE
- LOW WATER USE - NOT USED
- Z-ZONE: NATIVE SEED AREA

HYDROZONE TABLE

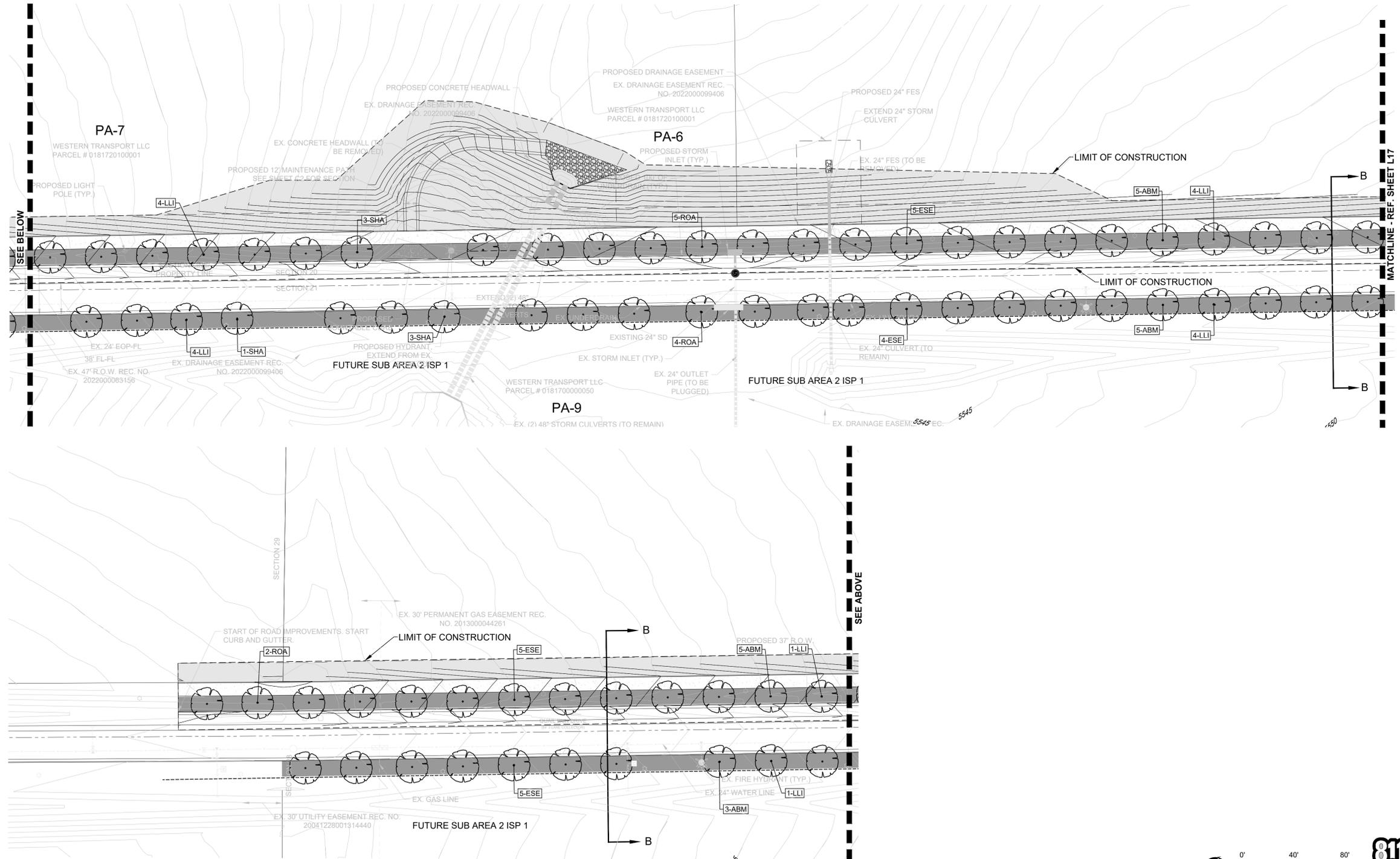
WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

KEY MAP



NOTES

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Planning & Engineering Landmarks Architecture Architecture   Visual Media Real Estate Advisory www.LAIdesigngroup.com 88 Inverness Circle East, Suite 101 Englewood, Colorado 80112   T 303.734.1777	4	NO.	Revisions
	3	SUB-AREA NO 2 ISP 2 SUBMITTAL #3	07/08/24
	2	SUB-AREA NO 2 ISP 2 SUBMITTAL #2	07/31/23
	1	PRELIMINARY PLAT #2 PHASE 2 SUBMITTAL #1	03/02/23
TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80611	TRANSPORT COLORADO - SUB-AREA 2 ISP #2 INFRASTRUCTURE SITE PLAN HYDROZONE PLANS	SCALE: AS SHOWN	FILE NO: 171039
DRAWN BY: LAI CHECKED BY: JC DATE: APRIL 2024	SHEET NUMBER <b>L18</b>	DATE: APRIL 2024	DATE: APRIL 2024

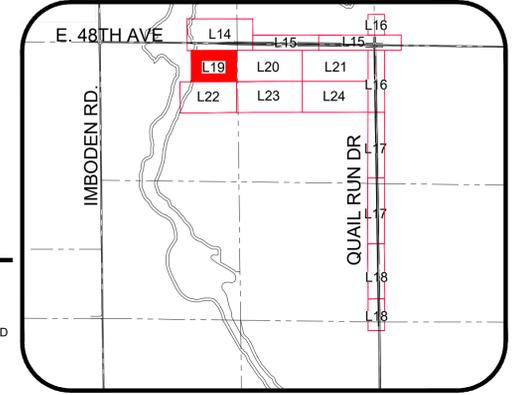
### HYDROZONE LEGEND

- HIGH WATER USE: CURBSIDE LANDSCAPE
- LOW WATER USE - NOT USED
- Z-ZONE: NATIVE SEED AREA

### HYDROZONE TABLE

WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

### KEY MAP

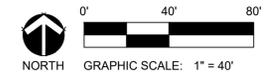


### NOTES

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DRAWN BY: LAI CHECKED BY: JC DATE: APRIL 2024	SCALE: AS SHOWN FILE NO: 171039	<b>TRANSPORT COLORADO - SUB-AREA 2</b> ISP #2 INFRASTRUCTURE SITE PLAN HYDROZONE PLANS	No. 4 3 2 1	Date 07/08/24 07/31/23 03/02/23	Date Date Date	Appr. Appr. Appr.	Date Date Date
<b>TRANSPORT COLORADO, LLC</b> 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 81611							
Planning & Enhancements Landscaping Architecture Architecture   Visual Media Real Estate Advisory www.LAIdesigngroup.com 88 Inverness Circle East, Bldg. 1, Suite 101 Englewood, Colorado 80112   T 303.754.1777							

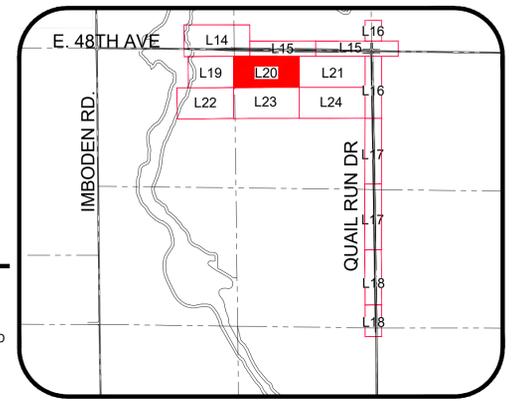
### HYDROZONE LEGEND

-  HIGH WATER USE: CURBSIDE LANDSCAPE
-  LOW WATER USE - NOT USED
-  Z-ZONE: NATIVE SEED AREA

### HYDROZONE TABLE

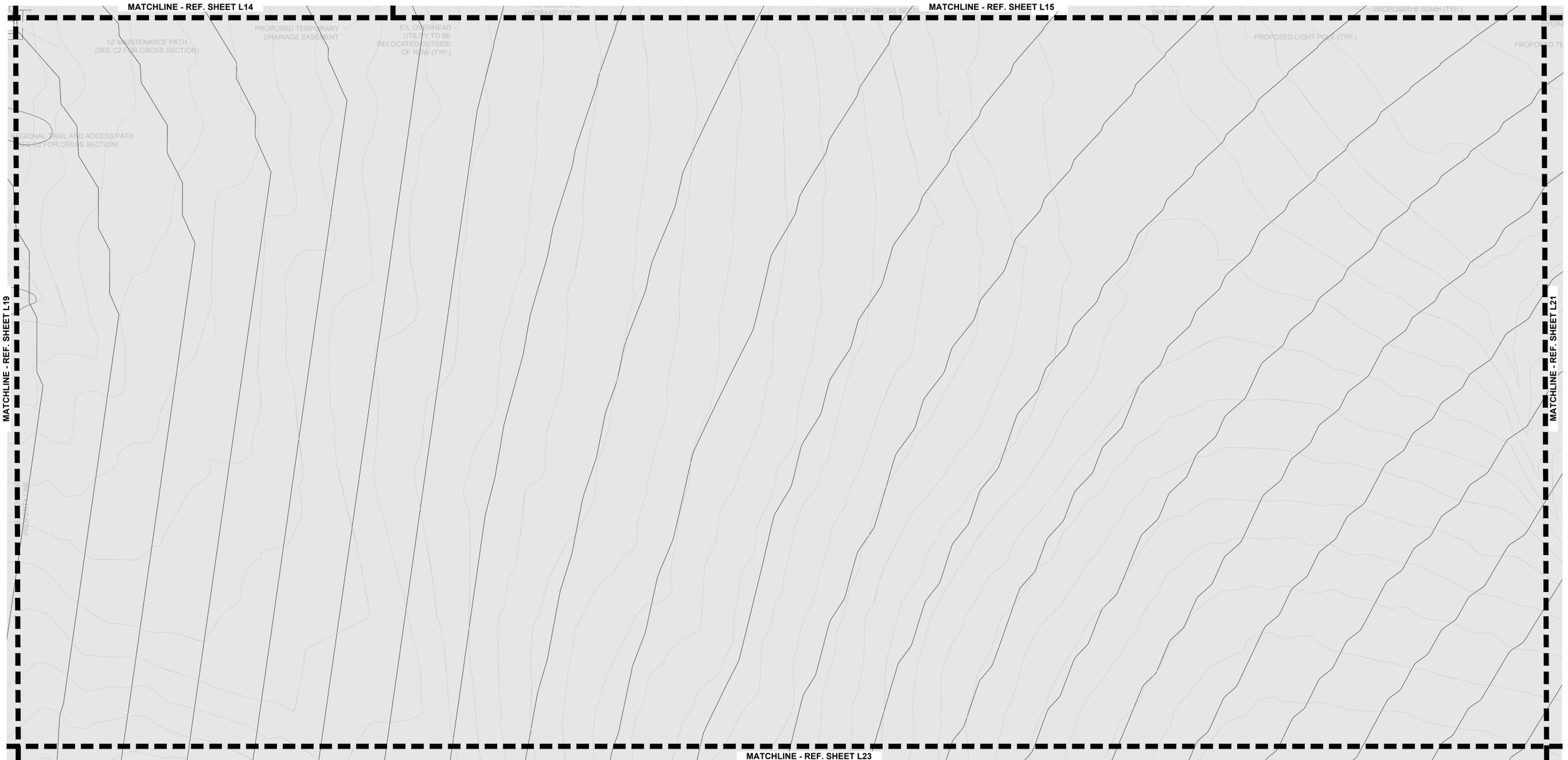
WATER USE TABLE	AREA (SF)	%
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LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

### KEY MAP



### NOTES

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4	NO.	Revisions	Date	Appr.	Date
3		SUB-AREA NO 2 ISP 2 SUBMITTAL #3	07/08/24		
2		SUB-AREA NO 2 ISP 2 SUBMITTAL #2	07/31/23		
1		PRELIMINARY PLAT #2 PHASE 2 IST SUBMITTAL #1	03/02/23		

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**TRANSPORT COLORADO, LLC**  
1331 17TH STREET, SUITE 1000  
DENVER, COLORADO 81611

**TRANSPORT COLORADO - SUB-AREA 2**  
ISP #2  
INFRASTRUCTURE SITE PLAN  
HYDROZONE PLANS

SCALE: AS SHOWN  
DRAWN BY: LAI  
CHECKED BY: JC  
DATE: APRIL 2024  
FILE NO: 171039

SHEET NUMBER  
**L20**



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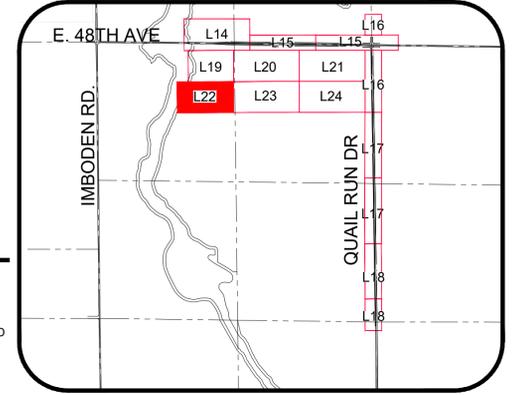
### HYDROZONE LEGEND

-  HIGH WATER USE: CURBSIDE LANDSCAPE
-  LOW WATER USE - NOT USED
-  Z-ZONE: NATIVE SEED AREA

### HYDROZONE TABLE

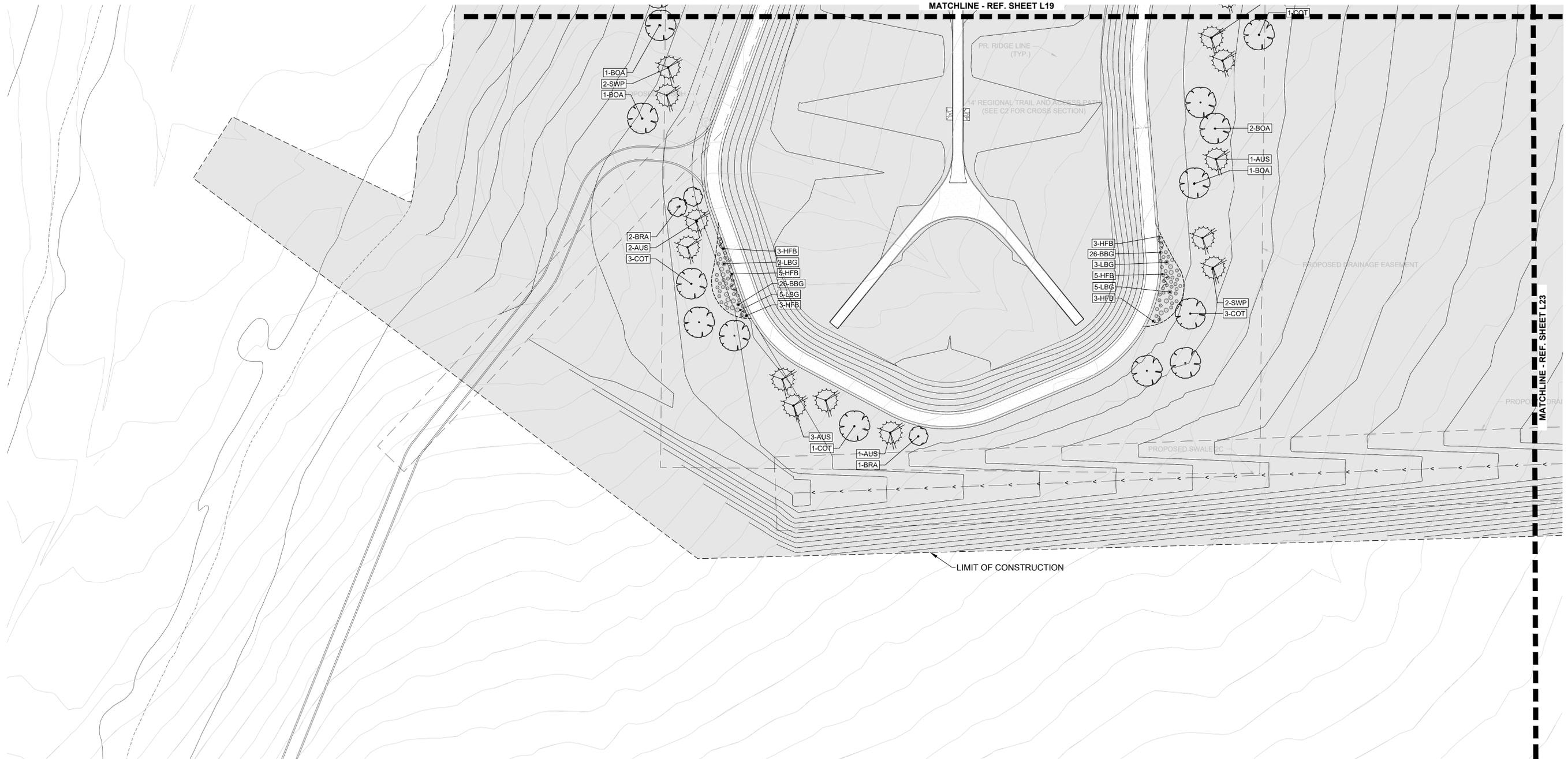
WATER USE TABLE	AREA (SF)	%
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LOW WATER USE	0	0%
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NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

### KEY MAP

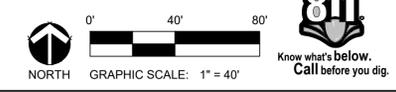


### NOTES

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NOT FOR CONSTRUCTION



SHEET NUMBER <b>L22</b>	DRAWN BY: LAI	SCALE: AS SHOWN	TRANSPORT COLORADO - SUB-AREA 2 ISP #2 INFRASTRUCTURE SITE PLAN HYDROZONE PLANS	Revisions No. Date Init. Appr. Date 4 3 07/08/24 SUB-AREA NO 2 ISP 2 SUBMITTAL #3 2 07/31/23 SUB-AREA NO 2 ISP 2 SUBMITTAL #2 1 03/02/23 PRELIMINARY PLAT #2 PHASE 2 1ST SUBMITTAL #1
	CHECKED BY: JC	FILE NO: 171039	<b>TRANSPORT COLORADO, LLC</b> 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80611	
	DATE: APRIL 2024		<b>LAI DESIGN GROUP</b> Planning & Enhancements Landmarks Architecture Architecture   Visual Media Real Estate Advisory www.LAIdesigngroup.com 88 Inverness Circle East, Bldg. 1, Suite 101 Englewood, Colorado 80112 T 303.734.1777	
				

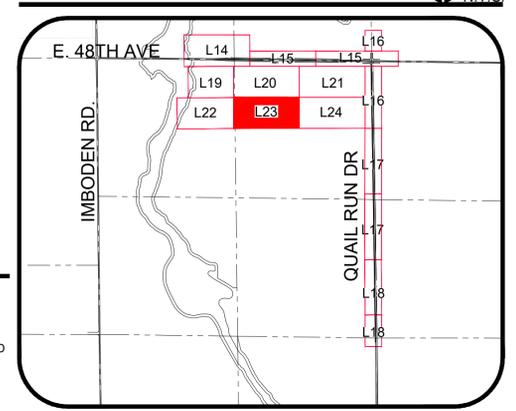
### HYDROZONE LEGEND

-  HIGH WATER USE: CURBSIDE LANDSCAPE
-  LOW WATER USE - NOT USED
-  Z-ZONE: NATIVE SEED AREA

### HYDROZONE TABLE

WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

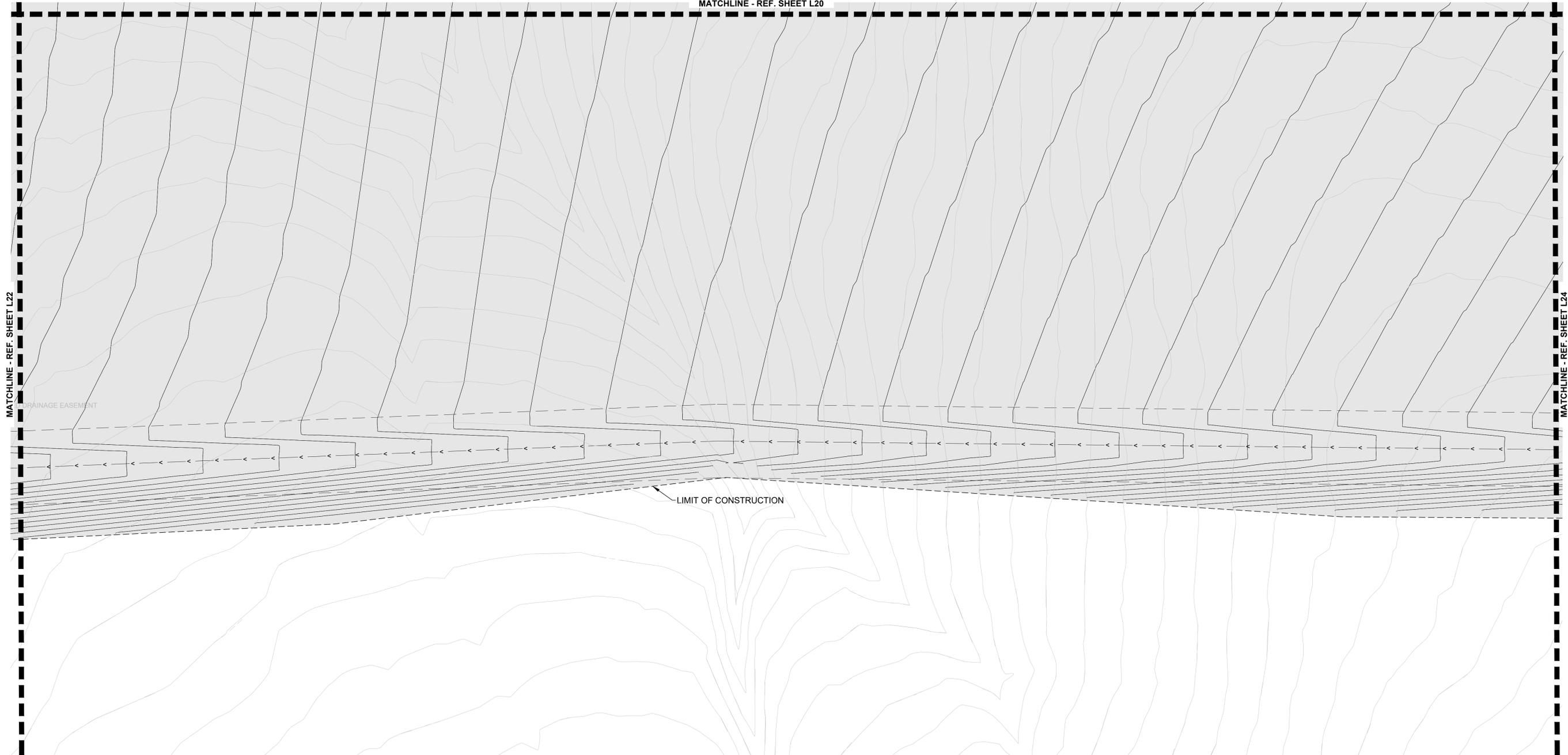
### KEY MAP



### NOTES

- GRAYED BACK LANDSCAPE PROVIDED AS PART OF THE TRANSPORT COLORADO PRELIMINARY PLAT / INFRASTRUCTURE PLANS (DA#1793-06).
- TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS AND MUST BE A MINIMUM OF 10' FROM UTILITY/SEWER LINES.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- ADDITIONAL STREET FRONTAGE BUFFER LANDSCAPING SHALL BE REQUIRED AND CONSTRUCTED WITH EACH ADJACENT PARCEL DEVELOPMENT.
- ON INTERIM ROADS, METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING CURBSIDE LANDSCAPING WHEN THE FULL STREET IS CONSTRUCTED

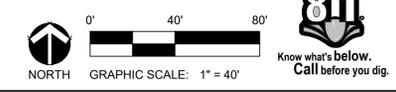
MATCHLINE - REF. SHEET L20



MATCHLINE - REF. SHEET L22

MATCHLINE - REF. SHEET L24

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