DENALI STREET - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF SECTION 6 AND NORTH HALF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

CONTACTS

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

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

OWNER'S REPRESENTATIVE:
SILVERBLUFF COMPANIES
TED L. LAUDICK
303-638-9553

PROPERTY OWNERS

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

DIBC 56TH AND E-470, LLC
H. RICKEY WELLS
C/O L.C. FULENWIDER, INC.
1125 SEVENTEENTH ST. SUITE 2500
DENVER, CO 80202
303-295-3071

ACM HIGH POINT VI LLC
ANDREW R. KLEIN
4100 E. MISSISSIPPI AVE., SUITE 500
DENVER, CO 80246
303-984-9800

ACM HIGH POINT VI K LLC
ANDREW R. KLEIN
4100 E. MISSISSIPPI AVE., SUITE 500
DENVER, CO 80246
303-984-9800

BOWIP PARTNERS LLC
ANDREW R. KLEIN
4100 E. MISSISSIPPI AVE., SUITE 500
DENVER, CO 80246
303-984-9800

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

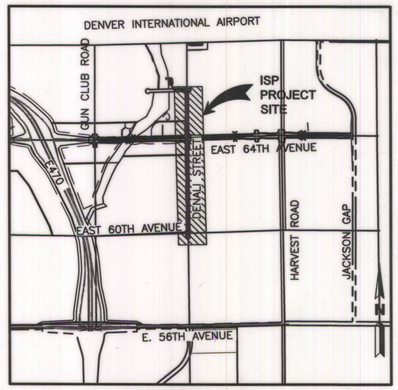
SITE PLAN DATA BLOCK:

PROPOSED SIDEWALK AREA: 89,070± SQ FT (2.05± ACRES)

PROPOSED ROADWAY ASPHALT AREA: 328,442± SQ FT (7.54± ACRES)

PROPOSED LANDSCAPE AREA: 68,222± SQ FT (1.56± ACRES)

PRESENT ZONING CLASSIFICATION: AIRPORT DISTRICT (AD) AND MIXED USE-AIRPORT (MU-A) SEE SHEET 3 FOR AREAS
OVERALL ISP DISTURBANCE AREA: 485,734± SQ FT (11.15± ACRES)



VICINITY MAP
SCALE: 1"=2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	GENERAL NOTES
3	OVERALL SITE PLAN
4	DENALI - 64TH - 66TH
5	DENALI 60TH-64TH
6	LANDSCAPE NOTES & TABLES
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE HYDROZONE
12	LANDSCAPE DETAILS

SIGNATURE BLOCKS

DENALI STREET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, DIBC 56TH AND E-470, LLC,
A COLORADO LIMITED LIABILITY COMPANY
BY: L.C. FULENWIDER, INC., A COLORADO CORPORATION, ITS MANAGER
BY: H. Rickey Wells
BY: H. RICKEY WELLS, SENIOR VICE PRESIDENT
HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 9 DAY OF February AD. 2021.
STATE OF Colorado)SS
COUNTY OF Arapahoe)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF February AD, 2021
BY H. Rickey Wells
(PRINCIPALS OR OWNERS)
WITNESS MY HAND AND OFFICIAL SEAL
(NOTARY PUBLIC)
BLAKE AMEN Notary Public State of Colorado Notary ID # 20204027915 My Commission Expires 08-12-2024
MY COMMISSION EXPIRES 8/12/24
NOTARY BUSINESS ADDRESS: 4100 E. Mississippi Ave Ste 500 Glendale, CO 80246

IN WITNESS THEREOF, DIBC CARGO, LLC,
A COLORADO LIMITED LIABILITY COMPANY
BY: L.C. FULENWIDER, INC., A COLORADO CORPORATION, ITS MANAGER
BY: H. Rickey Wells
BY: H. RICKEY WELLS, SENIOR VICE PRESIDENT
HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 9 DAY OF February AD. 2021.
STATE OF Colorado)SS
COUNTY OF Arapahoe)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF February AD, 2021
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BLAKE AMEN Notary Public State of Colorado Notary ID # 20204027915 My Commission Expires 08-12-2024
MY COMMISSION EXPIRES 8/12/24
NOTARY BUSINESS ADDRESS: 4100 E. Mississippi Ave Ste 500 Glendale, CO 80246

IN WITNESS THEREOF, ACM HIGH POINT VI LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 9 DAY OF February AD. 2021.
BY: Andrew R. Klein
(PRINCIPALS OR OWNERS)
STATE OF Colorado)SS
COUNTY OF Arapahoe)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF February AD, 2021
BY Andrew R Klein
(PRINCIPALS OR OWNERS)
WITNESS MY HAND AND OFFICIAL SEAL
(NOTARY PUBLIC)
BLAKE AMEN Notary Public State of Colorado Notary ID # 20204027915 My Commission Expires 08-12-2024
MY COMMISSION EXPIRES 8/12/24
NOTARY BUSINESS ADDRESS: 4100 E. Mississippi Ave Ste 500 Glendale, CO 80246

IN WITNESS THEREOF, ACM HIGH POINT VI K LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 9 DAY OF February AD. 2021.
BY: Andrew R. Klein
(PRINCIPALS OR OWNERS)
STATE OF Colorado)SS
COUNTY OF Arapahoe)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF February AD, 2021
BY Andrew R Klein
(PRINCIPALS OR OWNERS)
WITNESS MY HAND AND OFFICIAL SEAL
(NOTARY PUBLIC)
BLAKE AMEN Notary Public State of Colorado Notary ID # 20204027915 My Commission Expires 08-12-2024
MY COMMISSION EXPIRES 8/12/24
NOTARY BUSINESS ADDRESS: 4100 E. Mississippi Ave Ste 500 Glendale, CO 80246

IN WITNESS THEREOF, BOWIP PARTNERS LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 9 DAY OF February AD. 2021.
BY: Andrew R. Klein
(PRINCIPALS OR OWNERS)
STATE OF Colorado)SS
COUNTY OF Arapahoe)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF February AD, 2021
BY Andrew R. Klein
(PRINCIPALS OR OWNERS)
WITNESS MY HAND AND OFFICIAL SEAL
(NOTARY PUBLIC)
BLAKE AMEN Notary Public State of Colorado Notary ID # 20204027915 My Commission Expires 08-12-2024
MY COMMISSION EXPIRES 8/12/24
NOTARY BUSINESS ADDRESS: 4100 E. Mississippi Ave Ste 500 Glendale, CO 80246

IN WITNESS THEREOF, HIGHPOINT BULWIP ACQUISITION, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 8 DAY OF February AD. 2021.
BY: _____
(PRINCIPALS OR OWNERS)
STATE OF Minnesota)SS
COUNTY OF Hennepin)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF February AD, 2021
BY Paul Hyde
(PRINCIPALS OR OWNERS)
WITNESS MY HAND AND OFFICIAL SEAL
Cally Samson
(NOTARY PUBLIC)
CALLY JANE SAMSON Notary Public State of Minnesota My Commission Expires January 31, 2025
MY COMMISSION EXPIRES 1/31/25
NOTARY BUSINESS ADDRESS: 800 LaSalle Ave #1210 Minneapolis MN 55402

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: 6/8/21
PLANNING DIRECTOR: _____ DATE: 6-7-2021
PLANNING & ZONING COMMISSION: _____ DATE: _____
CITY COUNCIL: _____ DATE: _____
(MAYOR)
ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____,
COLORADO AT _____ O'CLOCK ____M,
THIS _____ DAY OF _____ AD, _____.
CLERK AND RECORDER: _____ DEPUTY: _____

AMENDMENTS:

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

Date	Submission / Revision
01/15/21	FOR COA APPROVAL
06/20/24	REV 02

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DENALI STREET INFRASTRUCTURE SITE PLAN
(60TH AVE TO 66TH AVE)
AURORA, COLORADO

Design Project No. 19.0281
Drawing Title: COVER
Drawing No. 1

DENALI STREET - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF SECTION 6 AND NORTH HALF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS/1,000SF.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS .
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE BRUSHED , GREY AND EARTH TONE COLORED CONCRETE AND PAVERS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/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 CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C 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.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5" MULTI-COLOR LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4-6" MULTI-COLOR LOCAL RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
12. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES. SHOW SIGHT TRIANGLES ON THE SITE PLAN AND LANDSCAPING PLAN AT ALL ACCESS POINTS IN ACCORDANCE WITH CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13 IN ADDITION, STREET TREES SHALL BE SET BACK FROM STOP SIGNS AND OTHER REGULATORY SIGNS AS DETAILED IN CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13.3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'
13. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
14. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
15. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

STANDARD RIGHTS-OF-WAY STREET TREE TABLE

Standard Rights-of-Way Street Tree Table

Street Tree Description	*Length (LF)*	*Trees Required*	*Trees Provided*	*Transfers*
DENALI STREET WEST (1 Tree / 40 LF)	3,386	85	86	
DENALI STREET EAST (1 Tree / 40 LF)	3,358	84	84	
Totals:		169	170	

NOTES:
1.) Distances measured between tangent points, intersecting drives are excluded.

CURBSIDE LANDSCAPE DATA TABLE

Curbside Landscape Data Table

Location / Description	*Area (SF)*	*Shrubs Required*	*Shrubs Provided (Grasses)*
DENALI STREET WEST (0.025 Shrubs per 1 Square Foot of Tree Lawn)	24,854	621	669 (185)
DENALI STREET EAST (0.025 Shrubs per 1 Square Foot of Tree Lawn)	24,766	619	651 (187)
Totals:	49,620	1,241	1,342 (373)

NOTES:
1.) Shrubs shown in table are a minimum of container #5 Size

DETENTION POND LANDSCAPE TABLE

Detention Pond Landscape Table

Area (POND)	*Description*	*Area (SF)*	*Trees Required*	*Trees Provided*	*Shrubs Required*	*Shrubs Provided*	*Transfers*
A	POND (1 Tree and 10 shrubs per 4,000 SF)	12,947	4	4	16	16	0
	Totals:	12,947	4	4	16	16	0

NOTES:
1.) Calculated to reflect 1 tree and 10 shrubs per 4,000 SF above the 100 year water surface elevation of the ponds.
2.) Final pond layout and design may vary at time of adjacent Preliminary Plat development. Additional pond landscape, if needed, will be provided with the adjacent Preliminary Plat.
3.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

MATERIAL SCHEDULE

QTY.	ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	COLOR / FINISH / MODEL	NOTES
	A	ROCK MULCH	PIONEER SAND AND GRAVEL www.pioneersand.com OR APPROVED EQUAL	3" DEPTH	1.5" MULTI-COLOR LOCAL RIVER ROCK	INSTALL AT 3" DEPTH PER GENERAL LANDSCAPE NOTES. SEE PLANS FOR LOCATION.
	B	COBBLE	PIONEER SAND AND GRAVEL www.pioneersand.com OR APPROVED EQUAL	3" DEPTH	4-6" MULTI-COLOR LOCAL RIVER ROCK	INSTALL AT 3" DEPTH PER GENERAL LANDSCAPE NOTES. SEE PLANS FOR LOCATION.
	C	AGGREGATE	PIONEER SAND AND GRAVEL www.pioneersand.com OR APPROVED EQUAL	#67	STANDARD	REFER TO CONSTRUCTION DOCUMENTS FOR INSTALLATION INFORMATION. SEE PLANS FOR LOCATION.

IRRIGATED & NON-IRRIGATED NATIVE SEED MIX

N NIN

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

NON-IRRIGATED WETLAND SEED

NWS

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
REED CANARY GRASS	PHALARIS ARUNDINACEA	45%	4.5 LBS
IMPROVED MEADOWS BROME	BROMUS BIEBERSTEINII	25%	2.5 LBS
GARRISON CREEPING FOXTAIL	ALOPECURUS ARUNDINACEUS POIR	25 %	2.5 LBS
CLIMAX TIMOTHY	PHLEUM PRATENSE	5 %	0.5 LBS
		TOTAL 100%	10.0 LBS DRILLED

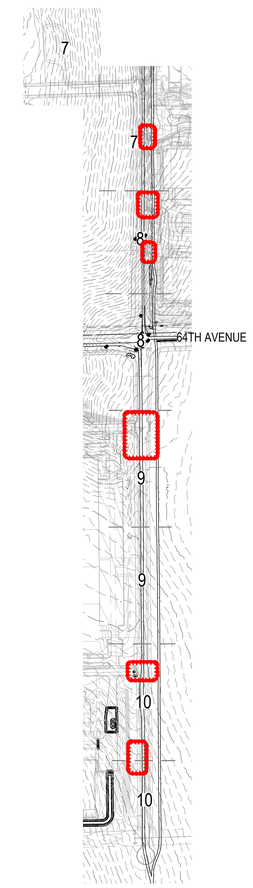
DRYLAND LOW SEED MIX OR APPROVED EQUAL.

PLANT SCHEDULE

QTY.	SYM.	HYDRO ZONE	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES					
24	IMP	MED	IMPERIAL LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2.5" CALIPER - B&B
24	SKY	MED	SKYLINE LOCUST	GLEDISTIA TRICANTHOS INERMIS 'SKYLINE'	2.5" CALIPER - B&B
20	DKC	MED	ESPRESSO KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2.5" CALIPER - B&B
19	HOA	MED	HERITAGE OAK	QUERCUS X MACDANIELII CLEMONS	2.5" CALIPER - B&B
17	BOA	LOW	BUR OAK	QUERCUS MACROCARPA	2.5" CALIPER - B&B
11	EOA	MED	ENGLISH OAK	QUERCUS ROBUR	2.5" CALIPER - B&B
22	TEX	MED	TEXAS RED OAK	QUERCUS BUCKLEYI	2.5" CALIPER - B&B
15	ACC	MED	ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA	2.5" CALIPER - B&B
23	PEL	MED	PROSPECTOR ELM	ULMUS WILSONIA 'PROSPECTOR'	2.5" CALIPER - B&B
SMALL EVERGREEN SHRUBS					
99	YBE	LOW	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	#5 CONT.
105	ACJ	LOW	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'ALPINE CARPET'	#5 CONT.
MEDIUM DECIDUOUS SHRUBS					
72	RSA	LOW	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	#5 CONT.
124	PBS	HIGH	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.
75	GLS	LOW	GRO-LOW SUMAC	RHUS ARMATICA 'GRO-LOW'	#5 CONT.
61	BMS	LOW	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.
SMALL DECIDUOUS SHRUBS					
162	GFS	LOW	GOLDFLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME	#5 CONT.
189	CPP	LOW	PYGMY PEASHRUB	CARAGANA PYGMAEA	#5 CONT.
96	RSD	LOW	DWARF RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'	#5 CONT.
ORNAMENTAL GRASSES					
127	BLO	LOW	BLONDE AMBITION	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#5 CONT.
101	GHM	LOW	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	#5 CONT.
83	RSG	LOW	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#5 CONT.
64	PDG	LOW	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#5 CONT.

NOTE: CURBSIDE LANDSCAPE SHALL BE PROVIDED AT TIME OF ADJACENT PARCEL DEVELOPMENT, PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY (CO).

OVERALL PLAN



Date	Submission / Revision
1/15/21	FOR COA APPROVAL
8/18/23	AMENDMENT 01
6/6/24	REV 01
6/20/24	REV 02

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DENALI STREET INFRASTRUCTURE SITE PLAN
(60TH AVE TO 66TH AVE)
AURORA, COLORADO

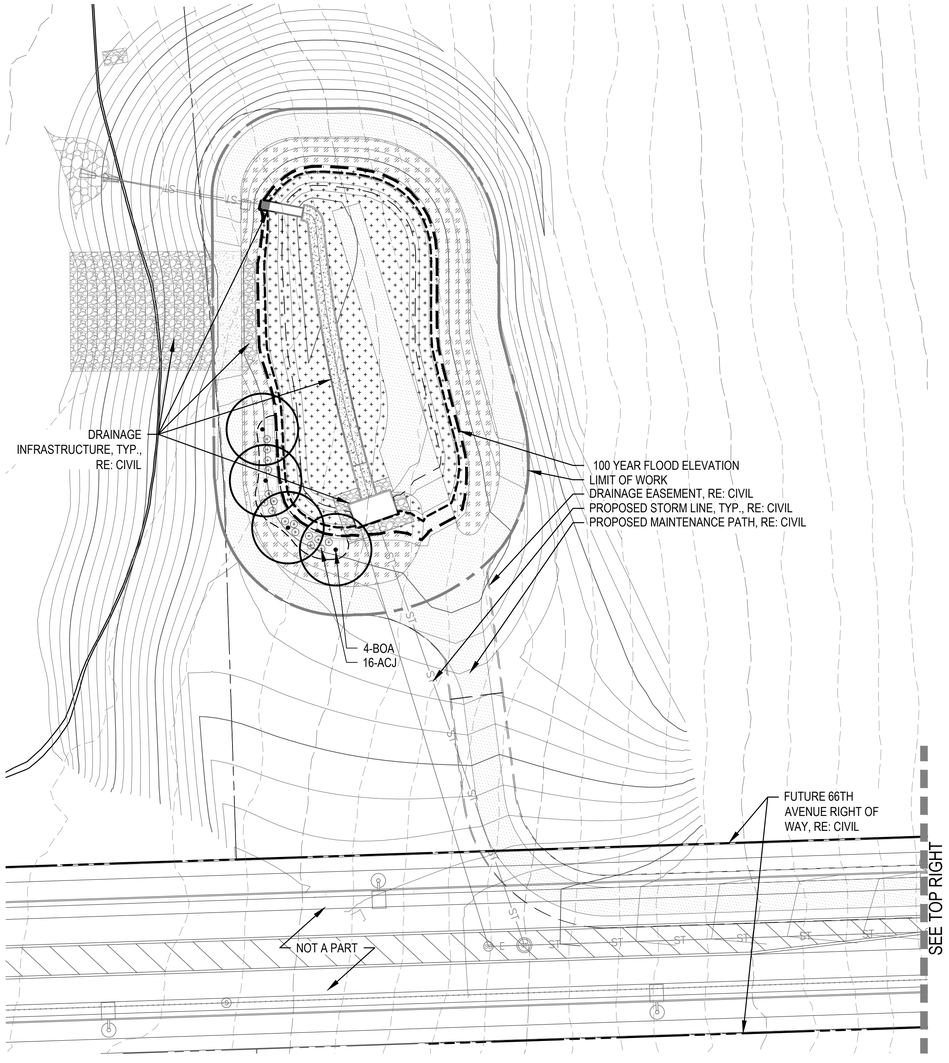
Design Project No.
19.0281

Drawing Title
LANDSCAPE NOTES & TABLES

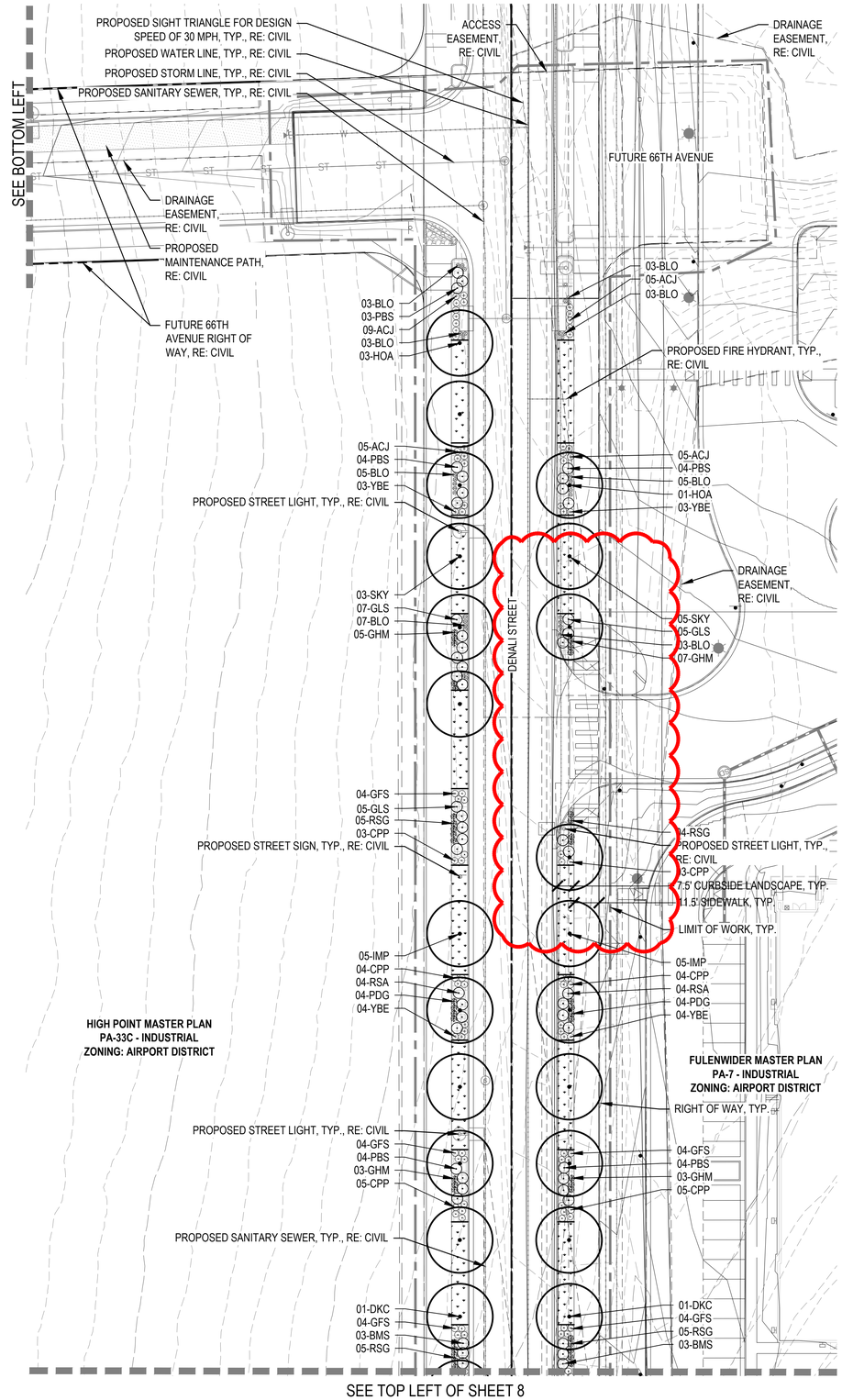
Drawing No.
6

DENALI STREET - INFRASTRUCTURE SITE PLAN

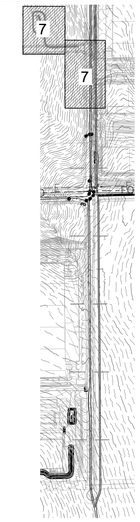
A PARCEL OF LAND LOCATED IN THE SOUTH HALF SECTION 6 AND NORTH HALF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO



NOTE: POND LANDSCAPING IMPROVEMENTS TO BE INSTALLED AT TIME OF POND CONSTRUCTION



KEY MAP



LEGEND

- CANOPY TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- CONCRETE WALK
- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
- NON-IRRIGATED WETLAND SEED
- ROCK MULCH PLANTING BED
- COBBLE
- AGGREGATE
- STEEL EDGER
- MATCHLINE
- LIMIT OF WORK
- RIGHT OF WAY / PROPERTY LINE

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

811

NORTH

0 15 30 60

SCALE 1" = 30'

Date	Submission / Revision
1/15/21	FOR COA APPROVAL
8/18/23	AMENDMENT 01
6/6/24	REV 01
6/20/24	REV 02

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DENALI STREET INFRASTRUCTURE SITE PLAN
(60TH AVE TO 66TH AVE)
AURORA, COLORADO

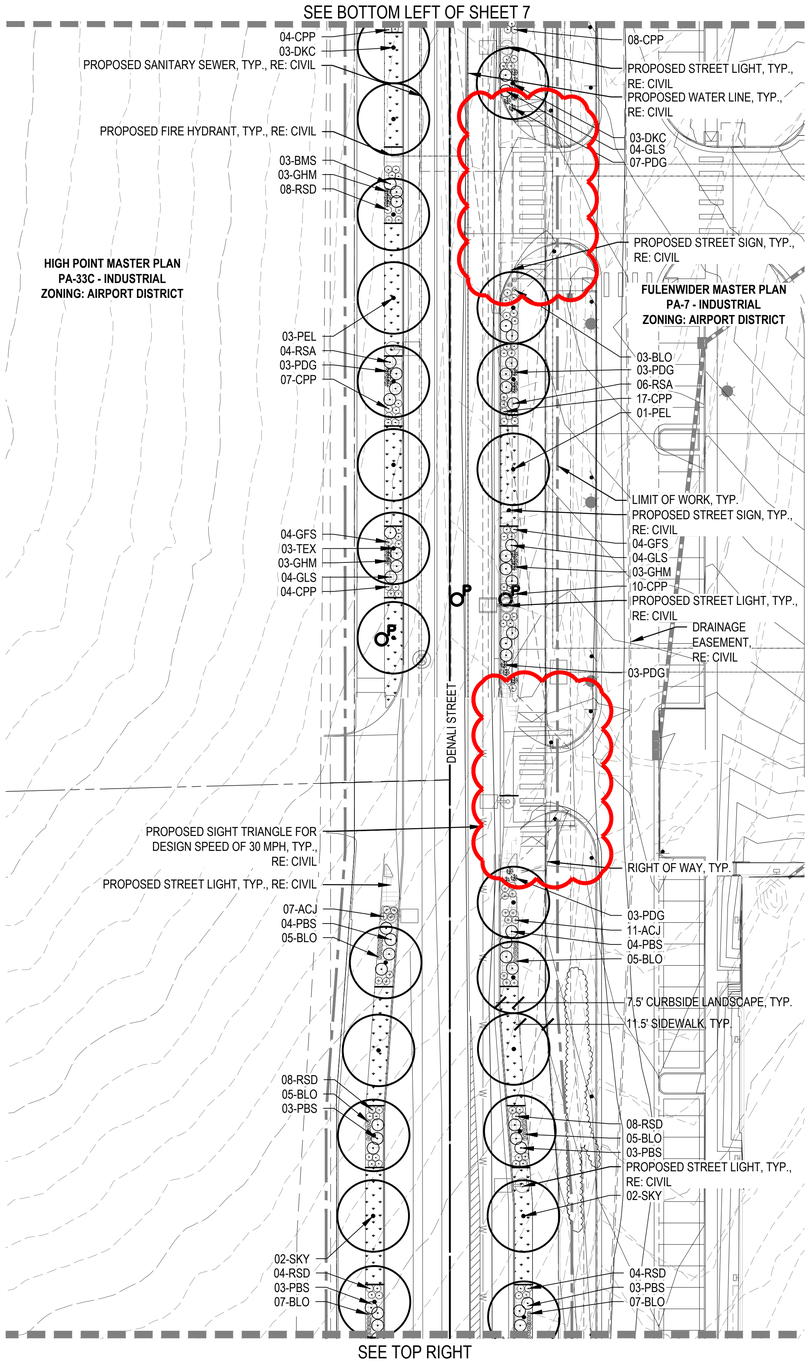
Design Project No.
19.0281

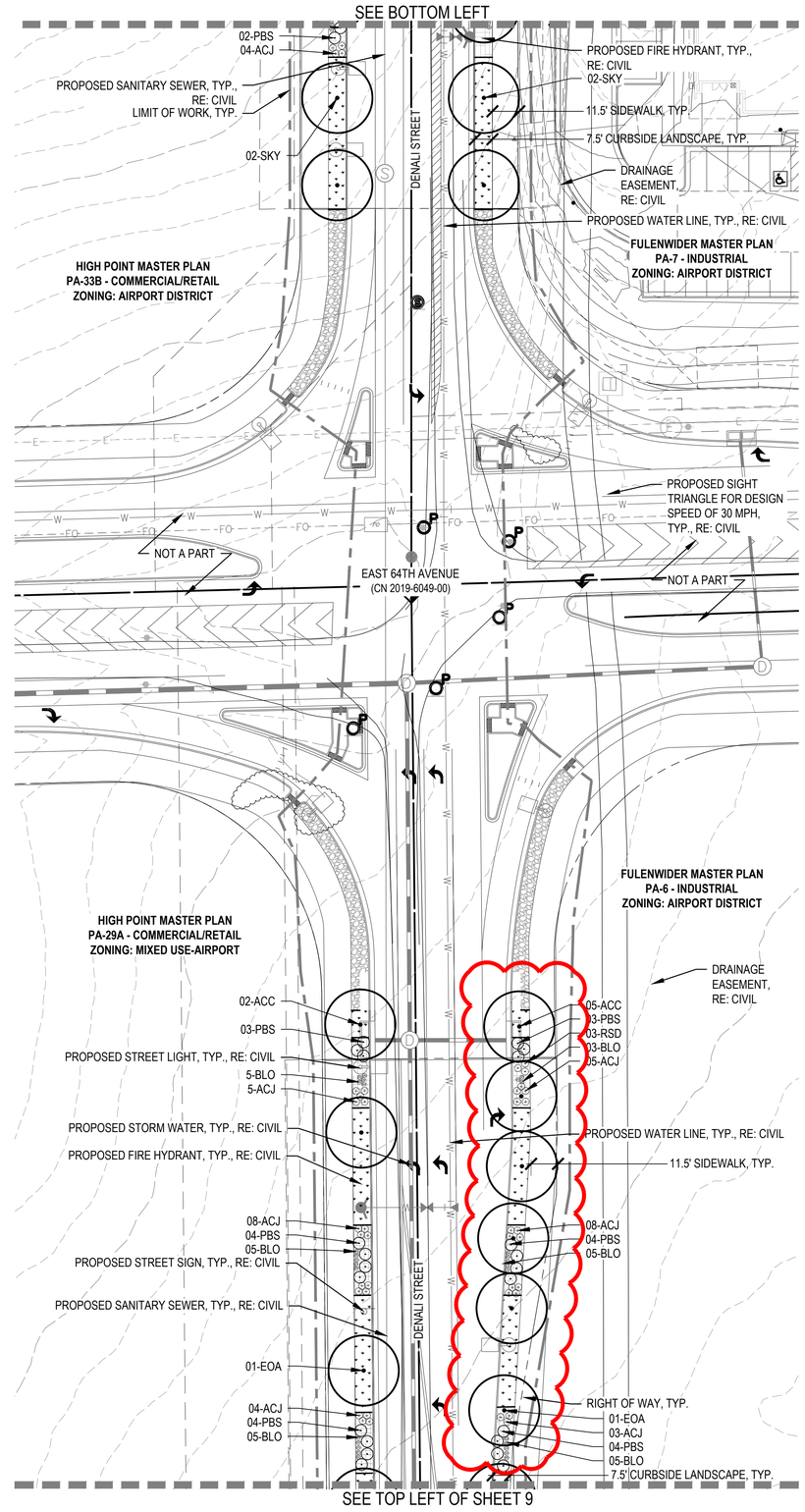
Drawing Title
LANDSCAPE PLAN

Drawing No.
7

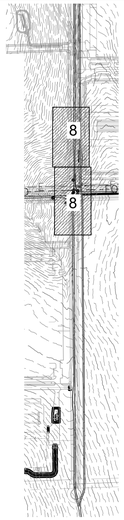
DENALI STREET - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF SECTION 6 AND NORTH HALF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO





KEY MAP



LEGEND

- CANOPY TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- CONCRETE WALK
- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
- NON-IRRIGATED WETLAND SEED
- ROCK MULCH PLANTING BED
- COBBLE
- AGGREGATE
- STEEL EDGER
- MATCHLINE
- LIMIT OF WORK
- RIGHT OF WAY / PROPERTY LINE

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

811

NORTH

0 15 30 60

SCALE 1" = 30'

Date	Submission / Revision
1/15/21	FOR COA APPROVAL
8/18/23	AMENDMENT 01
6/6/24	REV 01
6/20/24	REV 02

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DENALI STREET INFRASTRUCTURE SITE PLAN
(60TH AVE TO 66TH AVE)
AURORA, COLORADO

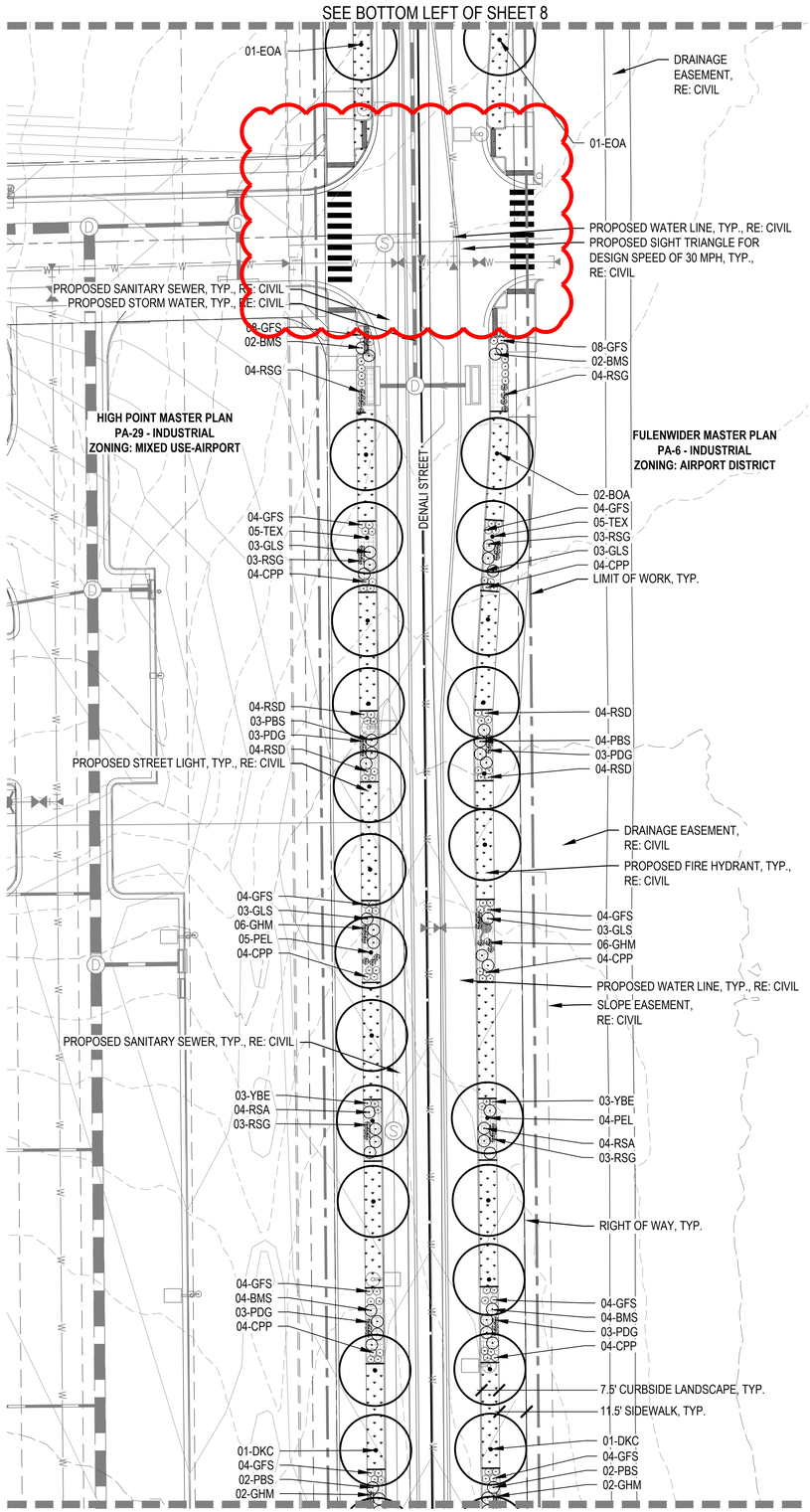
Design Project No.
19.0281

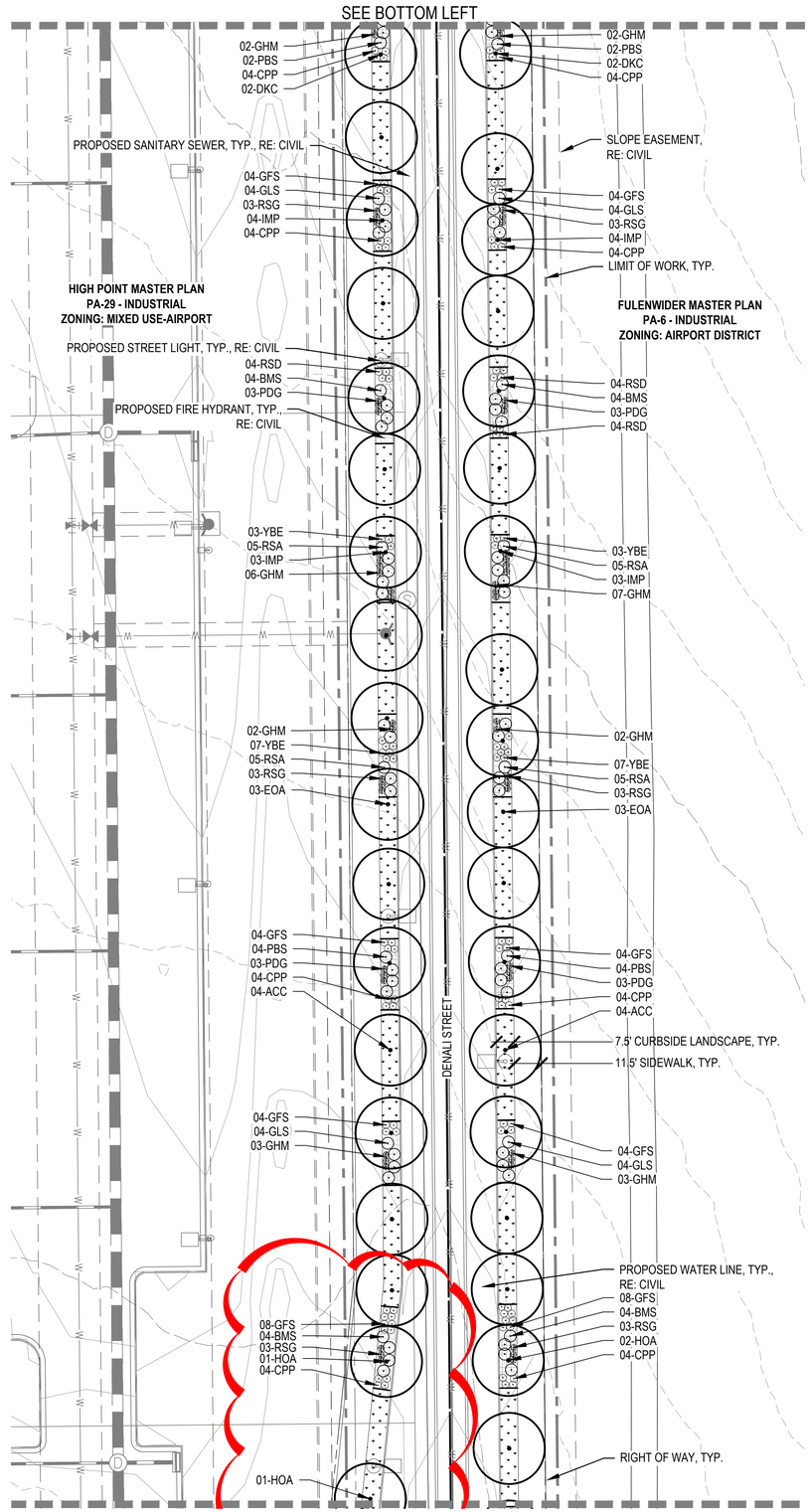
Drawing Title
LANDSCAPE PLAN

Drawing No.
8

DENALI STREET - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF SECTION 6 AND NORTH HALF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO





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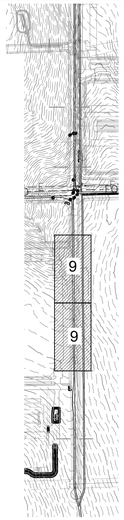

LEGEND

- CANOPY TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- CONCRETE WALK
- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
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- COBBLE
- AGGREGATE
- STEEL EDGER
- MATCHLINE
- LIMIT OF WORK
- RIGHT OF WAY / PROPERTY LINE

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811

NORTH

0 15 30 60

SCALE 1" = 30'

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DENALI STREET INFRASTRUCTURE SITE PLAN
(60TH AVE TO 66TH AVE)
AURORA, COLORADO

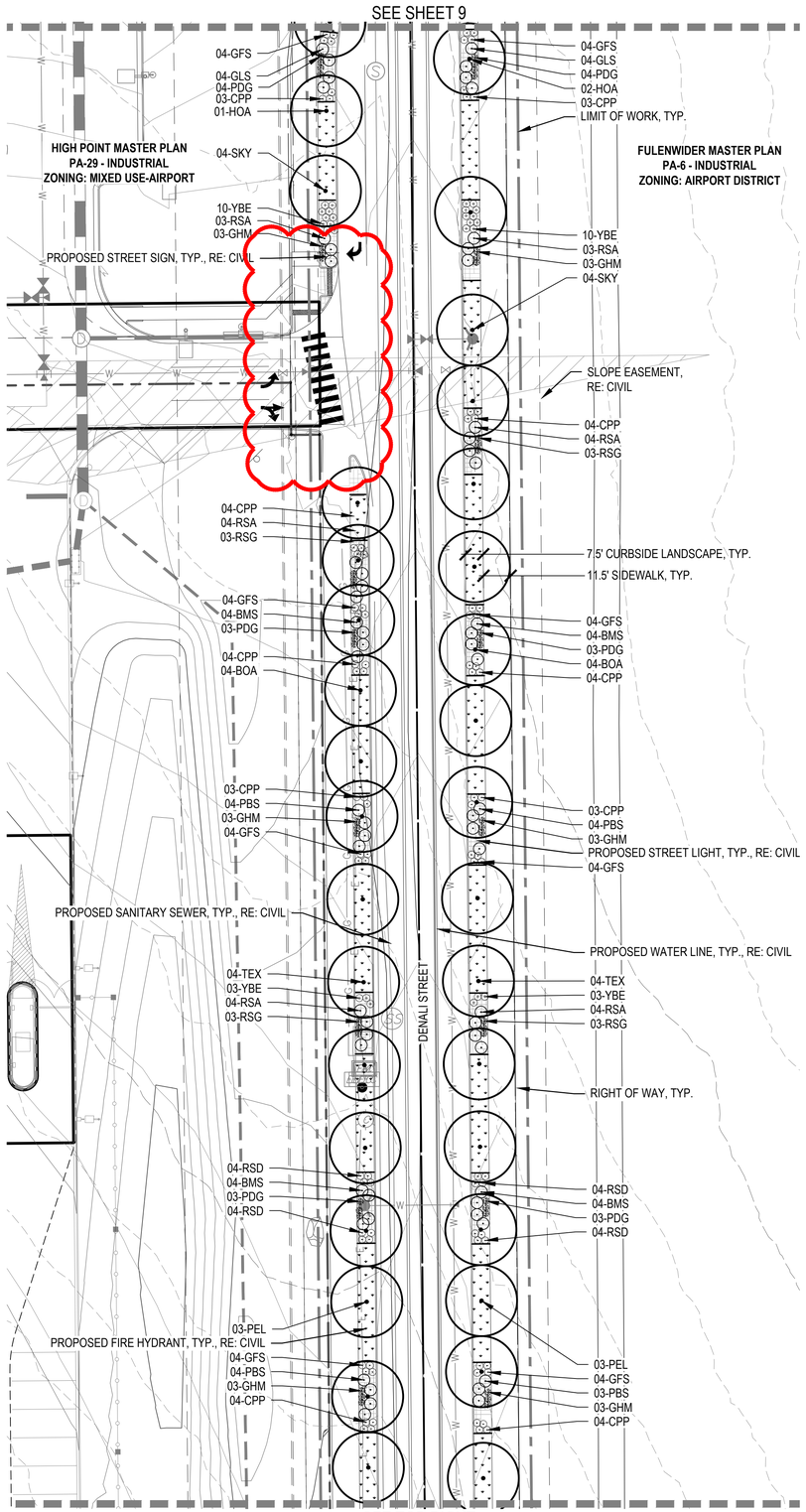
Design Project No.
19.0281

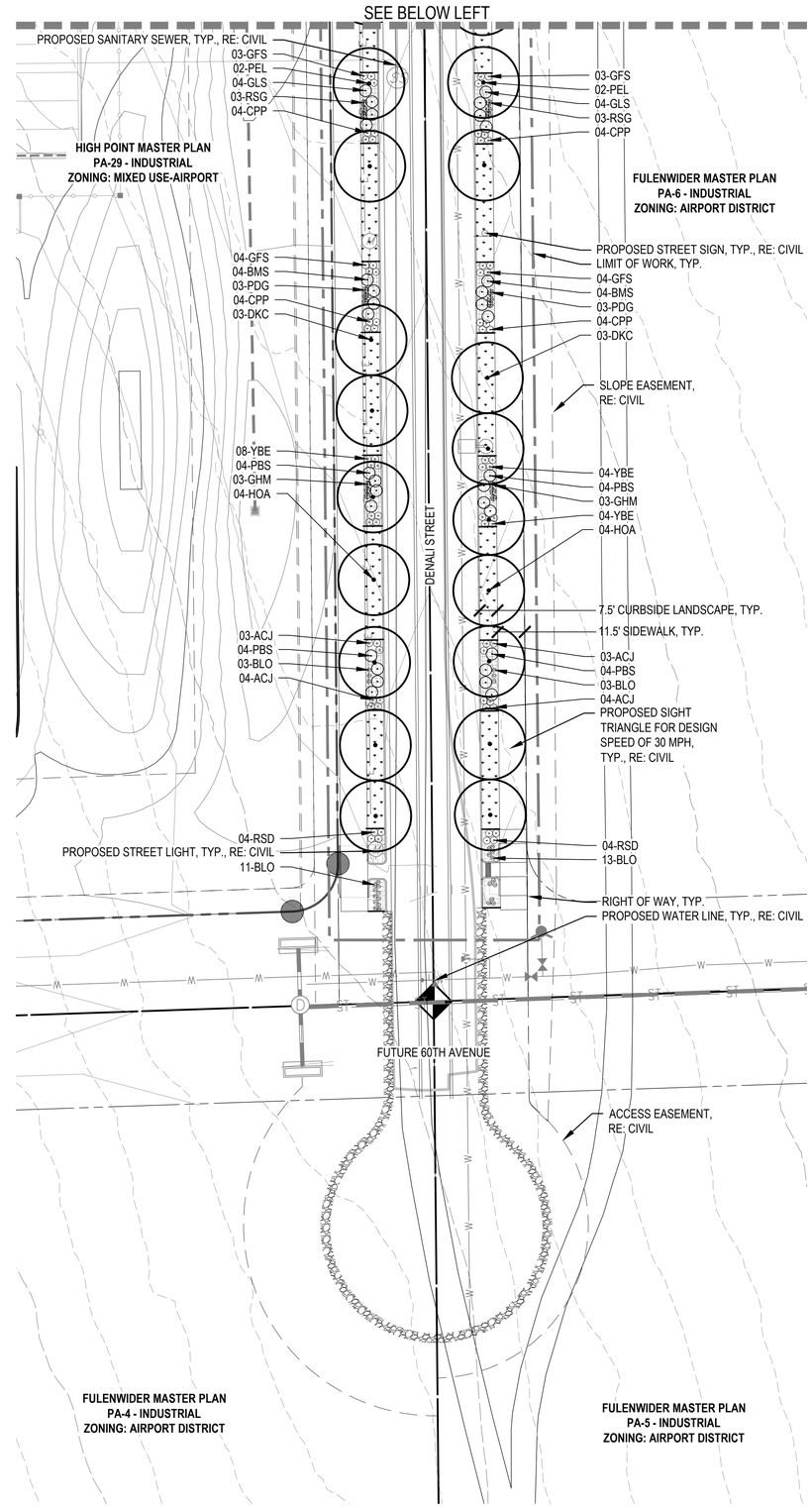
Drawing Title
LANDSCAPE PLAN

Drawing No.
9

DENALI STREET - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF SECTION 6 AND NORTH HALF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO





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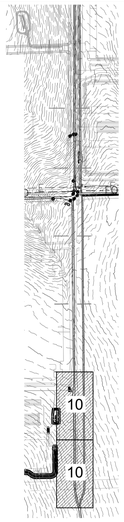

LEGEND

- CANOPY TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- CONCRETE WALK
- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
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- LIMIT OF WORK
- RIGHT OF WAY / PROPERTY LINE

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811

NORTH

0 15 30 60

SCALE 1" = 30'

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DENALI STREET INFRASTRUCTURE SITE PLAN
(60TH AVE TO 66TH AVE)
AURORA, COLORADO

Design Project No.
19.0281

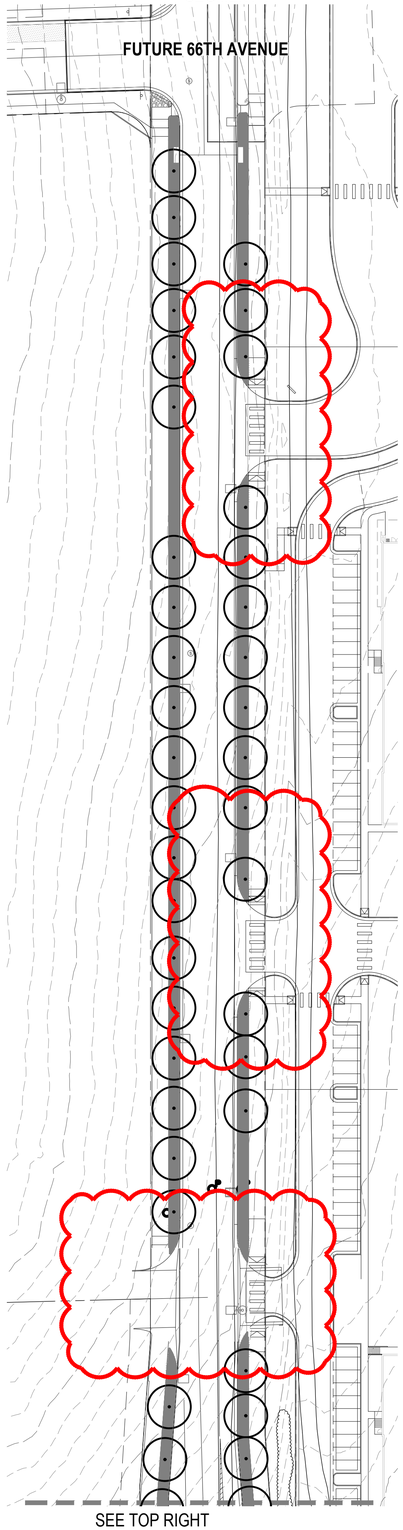
Drawing Title
LANDSCAPE PLAN

Drawing No.
10

DENALI STREET - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF SECTION 6 AND NORTH HALF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

SEGMENT 1



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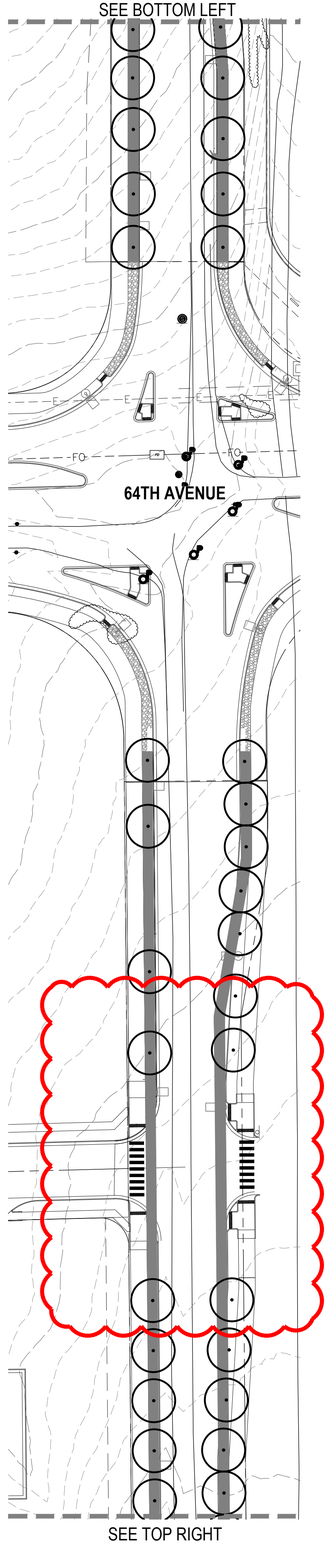
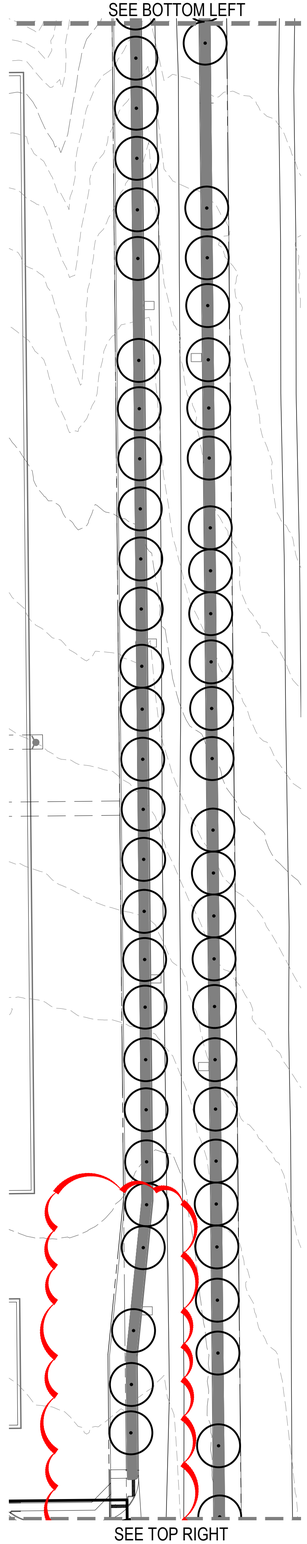
SEE BOTTOM LEFT



SEGMENT 3
SEE BOTTOM LEFT



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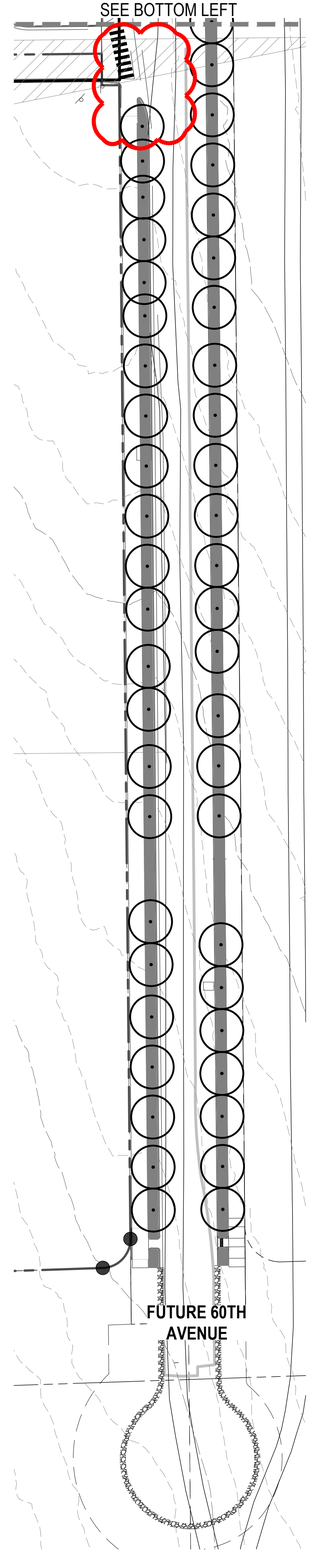

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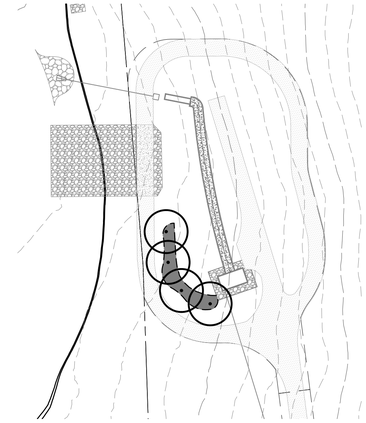
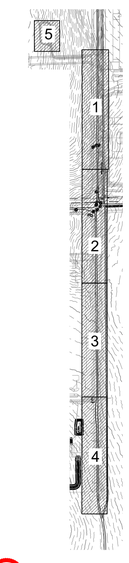


LEGEND

- LOW WATER USE HYDROZONE
- MATCHLINES
- DECIDUOUS CANOPY TREE

SEGMENT KEY MAP



HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
LOW WATER USE NATIVE SEED	29,242 SF	56 %
LOW WATER USE CURBSIDE & POND BED	21,185 SF	44 %
TOTAL:	50,427 SF	100 %

	QUANTITY	AREA VALUE (SF)
CANOPY TREES	0	706.5
TREES TOTAL:		
TOTAL IRRIGATED AREA TAP #TBD	**50,427 SF**	

811

NORTH

0 25 50 100
SCALE 1" = 50'

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DENALI STREET INFRASTRUCTURE SITE PLAN
(60TH AVE TO 66TH AVE)
AURORA, COLORADO

Design Project No.
19.0281

Drawing Title
LANDSCAPE HYDROZONE

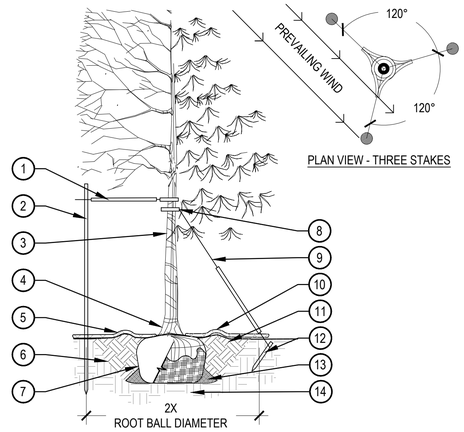
Drawing No.
11

DENALI STREET - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF SECTION 6 AND NORTH HALF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

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

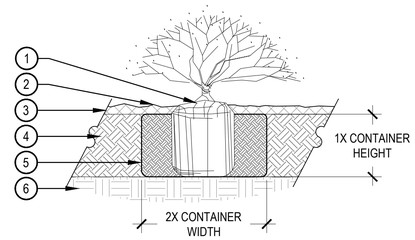
STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

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

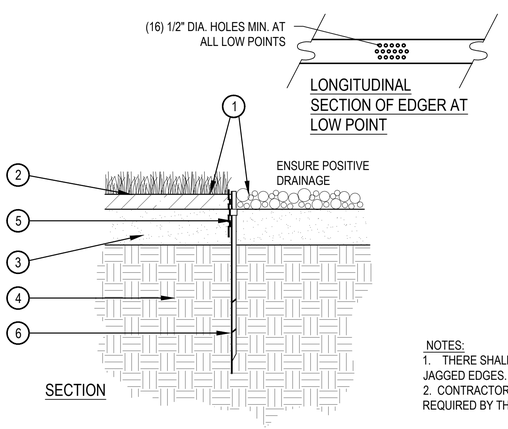


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB PLANTING

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



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

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

3 STEEL EDGER

SCALE: 1" = 1'-0"

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Drawing Title
LANDSCAPE DETAILS

Drawing No.
12