

KEY MAP
NOT TO SCALE

Private WQ device should be located within the private storm sewer system. If WQ is required to treat ROW runoff, this device should be public. Please confirm the need for public WQ device and provide proposed device to ensure Aurora Water Operations approves the use for maintenance. (typ all WQ in ROW)

MMResponse: Storm sewer system is labeled according to the preliminary drainage report COA review comments.

MMResponse: Roadway cross slope labels removed. Street cross slopes are not required as they are depicted on the typical section. Only longitudinal slopes are required

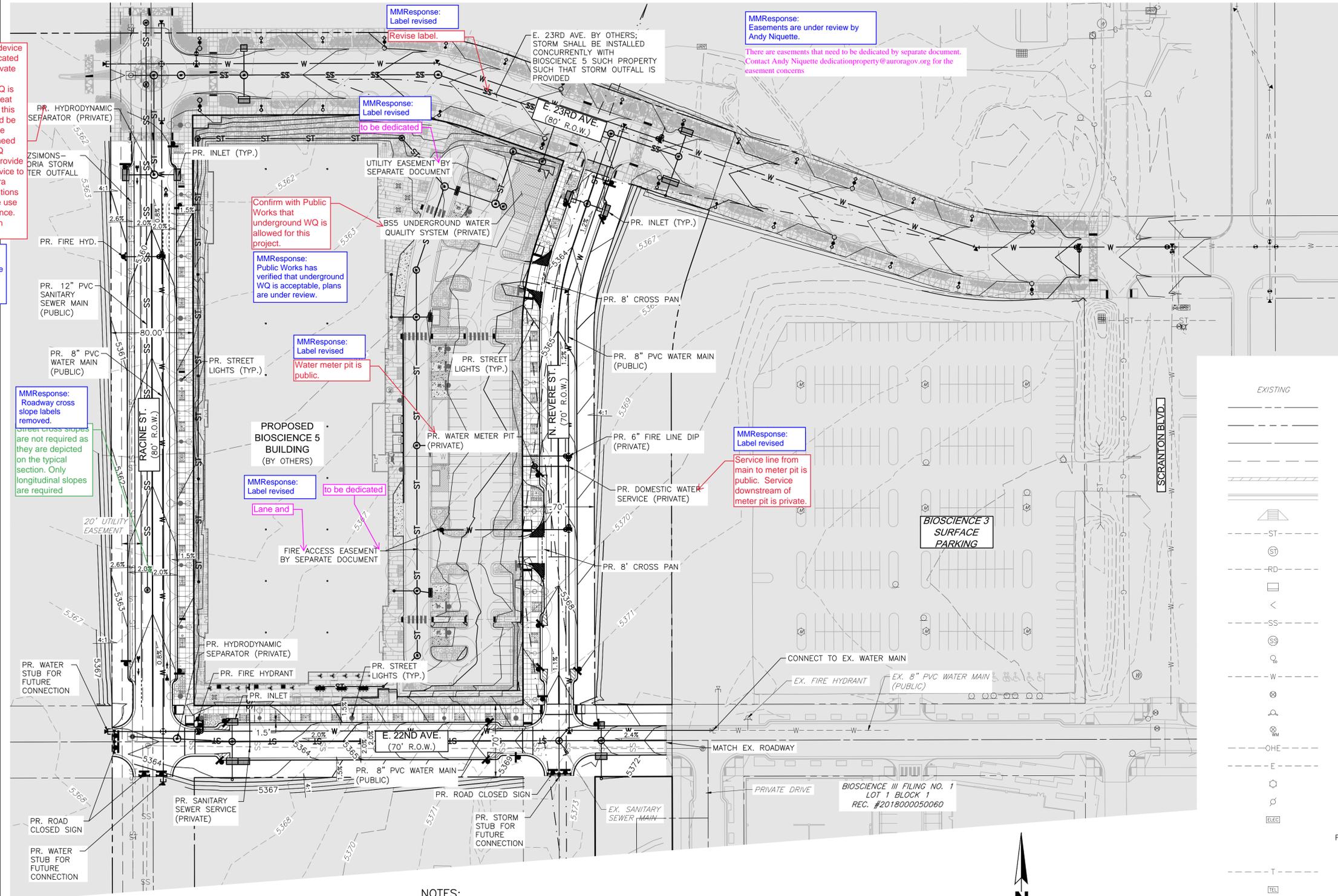
Confirm with Public Works that underground WQ is allowed for this project. MMResponse: Public Works has verified that underground WQ is acceptable, plans are under review.

MMResponse: Label revised. Water meter pit is public.

MMResponse: Label revised. Lane and to be dedicated

MMResponse: Easements are under review by Andy Niquette. There are easements that need to be dedicated by separate document. Contact Andy Niquette dedicationproperty@auroragov.org for the easement concerns

MMResponse: Label revised. Service line from main to meter pit is public. Service downstream of meter pit is private.

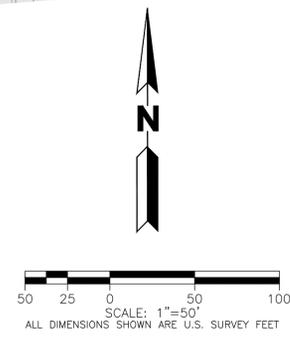


LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	HANDICAP RAMPS	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	ROOF DRAIN	---
---	STORM INLET	---
---	FLARED END SECTION	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	CLEAN OUT	---
---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	OVERHEAD ELECTRIC	---
---	ELECTRIC LINE	---
---	LIGHT POLE	---
---	POWER POLE	---
---	ELECTRIC METER	---
---	FIRE DEPT. CONNECTION	---
---	KNOX BOX	---
---	TELEPHONE LINE	---
---	TELEPHONE PEDESTAL	---
---	CABLE TV	---
---	GAS LINE	---
---	SIGN	---
---	DRIVE	---
---	DRIVE	---
---	CONTOURS	---
---	5750	---
---	STORM SEWER	---
---	AASHTO SIGHT TRIANGLE	---
---	NOT PART OF THIS PROJECT	---

NOTES:

- 23RD AVENUE IS TO BE CONSTRUCTED IN THE FUTURE AND IS NOT PART OF THIS PROJECT. THE CURB & GUTTER SHOWN ON THIS PLAN IN 23RD AVENUE IS PRELIMINARY AND SHOWN FOR REFERENCE ONLY.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- ALL PROPOSED STORM SEWER IS CONSIDERED PUBLIC AND SIZED FOR THE 100-YEAR DESIGN STORM UNLESS NOTED OTHERWISE.
- WATER QUALITY WILL BE PROVIDED FOR THE BIOSCIENCE 5 SITE AND PUBLIC ROADWAYS CONSTRUCTED WITH THIS PROJECT.
- ALL PROPOSED STORM INFRASTRUCTURE WITHIN THE RIGHT OF WAY ARE PUBLIC. BIOSCIENCE 5 ON-SITE, UNDERGROUND WATER QUALITY SYSTEM AND ASSOCIATED OUTFALL ARE CONSIDERED TO BE PRIVATE BY THE CITY OF AURORA AND WILL BE MAINTAINED BY THE FITZSIMONS REDEVELOPMENT AUTHORITY. DRAINAGE EASEMENTS WILL BE PROVIDED WITH THE FINAL SYSTEM CONFIGURATION.
- PROPOSED HYDRODYNAMIC SEPARATORS LOCATED WITHIN THE RIGHT-OF-WAY ARE CONSIDERED TO BE PRIVATE BY THE CITY OF AURORA AND WILL BE MAINTAINED BY THE FITZSIMONS METROPOLITAN DISTRICT. LICENSE AGREEMENT TO BE PROVIDED.



BENCHMARK

ELEVATION ARE BASED ON A THE CITY OF AURORA BENCHMARK NUMBER 356736N001, A 3" BRASS CAP STAMPED "C.O.A. BM 5-20B" LOCATED AT THE SOUTHEAST CORNER OF PEORIA AND FITZSIMONS PARKWAY ON THE NORTHEAST CORNER OF A 20 FEET WIDE INLET. ELEVATION = 5353.555 (NAVD 1988)

BASIS OF BEARING

BEARINGS ARE BASED ON THE CITY OF AURORA NAD83 STATE PLANE COORDINATE SYSTEM (ZONE 502) BEARING OF N0°04'03"E ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 36, T3S, R67 W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE WEST QUARTER CORNER.

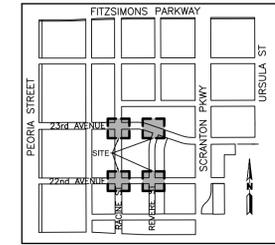
PLOT DATE: Friday, June 25, 2021 1:58 PM LAST SAVED BY: DALVARADO
DRAWING LOCATION: G:\SCHLAPPE\19.0015-Bioscience 5\PLANS\ISP\Grading & Utility.dwg

RACINE ST, EAST 22ND AVE,
AND REVERE ST
INFRASTRUCTURE SITE PLAN
FITZSIMONS INNOVATION COMMUNITY FILING NO. 2
GRADING & UTILITY PLAN

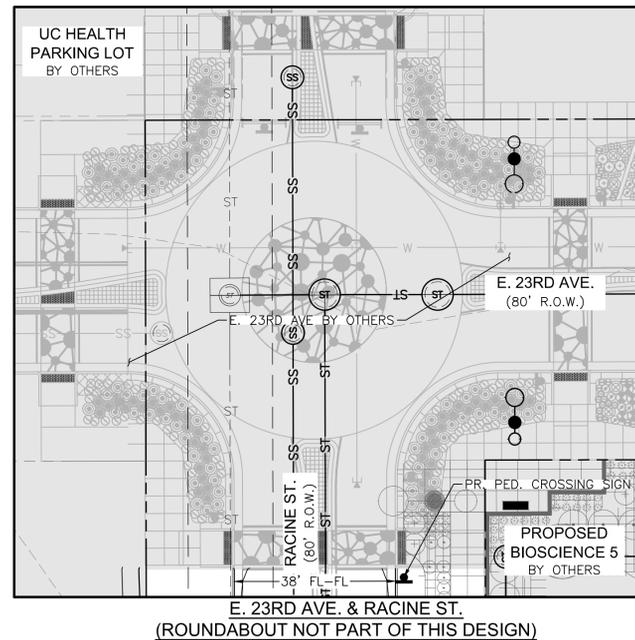
No.	Description of Revisions	Date	Name
1	1ST ISP/CSP SUBMITTAL TO COA	11/15/19	JTA
2	2ND ISP/CSP SUBMITTAL TO COA	02/21/20	JTA
3	3RD ISP SUBMITTAL TO COA	02/17/21	JTA
4	4TH ISP SUBMITTAL TO COA	06/25/21	JTA

Job Number	19.0015
Project Manager	J. ASCHERMANN
Design By	DALVARADO/NKONTOUR
Drawn By	C. SIMPSON
Principal in Charge	A. SCHLAPPE

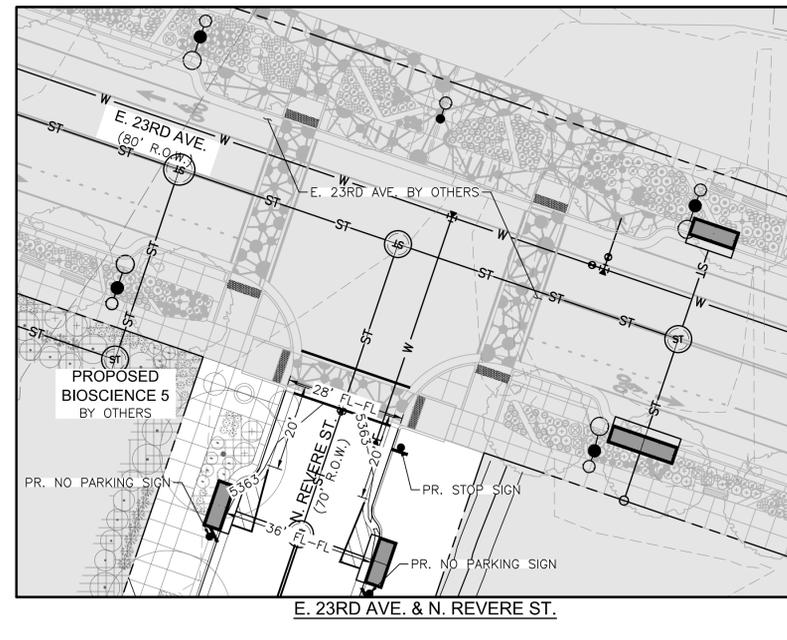
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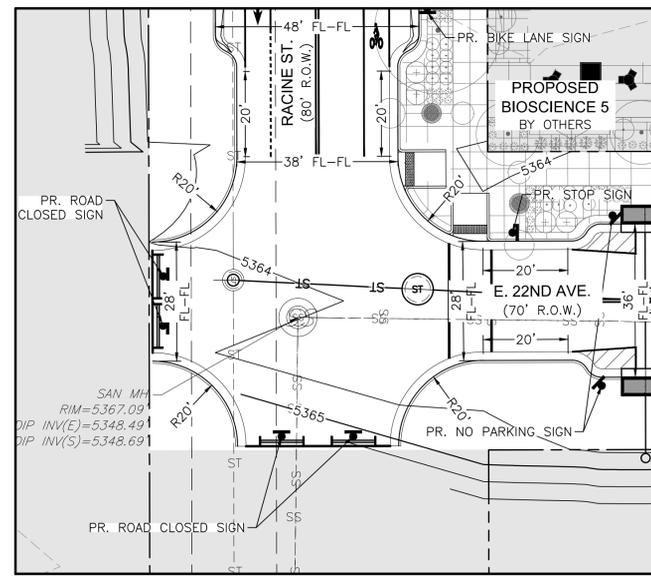
KEY MAP
NOT TO SCALE



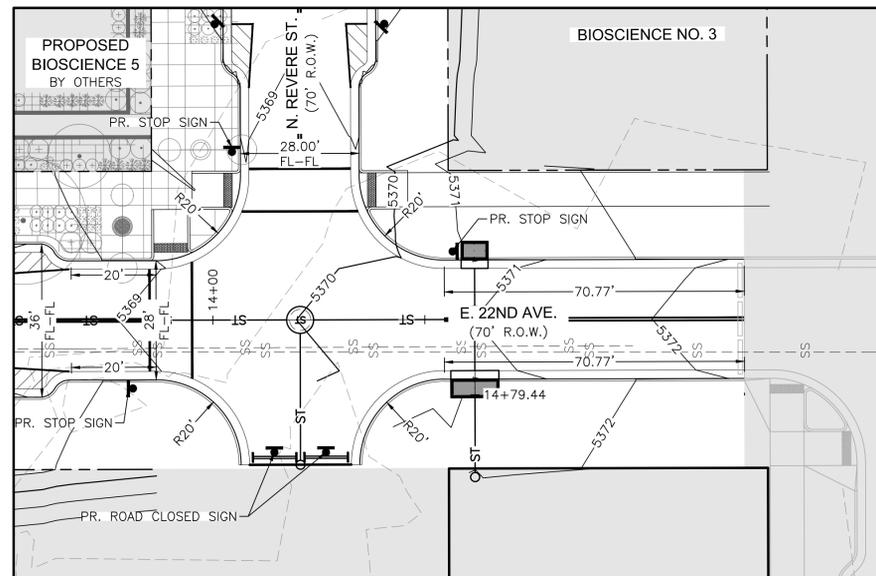
E. 23RD AVE. & RACINE ST.
(ROUNDAABOUT NOT PART OF THIS DESIGN)



E. 23RD AVE. & N. REVERE ST.



E. 22ND AVE. & RACINE ST.



E. 22ND AVE. & REVERE ST.



PLOT DATE: Friday, June 25, 2021 2:01 PM LAST SAVED BY: DALVARADO
DRAWING LOCATION: G:\SCHLAPPE\19.0015-Bioscience 5\PLANS\ISP\INTERSECTIONS.dwg

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**RACINE ST, EAST 22ND AVE,
AND REVERE ST
INFRASTRUCTURE SITE PLAN**
FITZSIMONS INNOVATION COMMUNITY FILING NO. 2
INTERSECTION DETAILS

No.	Description of Revisions	Date	Name
1	1ST ISP/CSP SUBMITTAL TO COA	11/15/19	JTA
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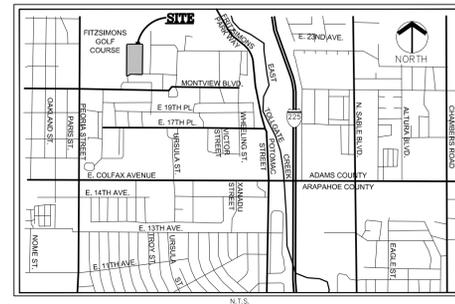
Job Number	19.0015
Project Manager	J. ASCHERMANN
Design By	DALVARADO/NKONTOUR
Drawn By	C. SIMPSON
Principal in Charge	A. SCHLAPPE

THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT FOR DISTRIBUTION OUTSIDE THE PROJECT. ANY INFORMATION EXTRACTED FROM THIS SHEET IS THE PROPERTY OF FITZSIMONS INNOVATION COMMUNITY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER AND NOT MARTIN/MARTIN, INC. ASSUMES ALL LIABILITY AND RISK OF THE USER AND NOT MARTIN/MARTIN, INC.

SHEET INDEX

- 5 L-1 LANDSCAPE COVER SHEET
- 6 L-2 LANDSCAPE PLAN
- 7 L-3 LANDSCAPE DETAILS
- 8 L-4 HYDROZONE MAP
- 9 L-5 TREE MITIGATION

VICINITY MAP



CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YARDS/1,000 SF.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. ALL ACCENT PAVING WILL BE CONCRETE WITH DECORATIVE SCORING.
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 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. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
10. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 2" TAN RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 6-8" RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS, ANNUALS AND TREE OPENINGS WITHIN THE RIGHT OF WAY TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
11. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE OVER 26" IN HEIGHT AS MEASURED FROM THE ROADWAY SURFACE. PLANTING SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
12. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
13. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ET.C) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LINES.

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
3. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
4. THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
51"	0"	25"

NOTE: THE FITZSIMONS INNOVATION CAMPUS HAS AN OVERALL TREE MITIGATION PROGRAM THAT ENCOMPASSES THE ENTIRE CAMPUS. REMAINING CALIPER INCHES WILL BE MITIGATED ON FUTURE PARCELS AS DEVELOPMENT OCCURS.

WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Zone Area	Non-Irrigated Area/Pavement	Total Area (SF)
ROW	3,390 SF	0 SF	0 SF	27,253 SF	30,643 SF
Totals:	3,390 SF	0 SF	0 SF	27,253 SF	30,643 SF

STANDARD RIGHTS-OF-WAY STREET TREE TABLE:

Street Tree Description	Length	Trees Required	Trees Provided
REVERE STREET (1 Tree / 35 LF)	290 LF	9	10
22ND AVENUE (1 Tree / 35 LF)	266 LF	8	8
RACINE STREET (1 Tree / 35 LF)	520 LF	15	17
Totals:		32	35

NOTES:
1.) Distances measured between tangent points, Intersecting Drives and Regulatory Sign Visibility Zones are Excluded.

LANDSCAPE SCHEDULE

QTY	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	NOTES	WATER USE
DECIDUOUS CANOPY TREE						
9	LBE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CAL.	B&B, GUY AND STAKE	MODERATE
9	PDO	JAPANESE PAGODA TREE	SOPHORA JAPONICA	3" CAL.	B&B, GUY AND STAKE	MODERATE
9	PRE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	3" CAL.	B&B, GUY AND STAKE	MODERATE
8	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS 'SHADEMASTER'	3" CAL.	B&B, GUY AND STAKE	VERY LOW
DECIDUOUS SHRUBS 2-4' SPREAD						
80	KEL	KELSEY DOGWOOD	CORNUS SERICEA 'KELSEY'	#5 CONT.	18" MIN. WIDTH	MODERATE
94	LMS	LIME MOUND SPIREA	SPIREA X BUMALDA 'LIMEMOUND'	#5 CONT.	18" MIN. WIDTH	LOW
EVERGREEN SHRUBS						
8	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	18" MIN. WIDTH	VERY LOW
ORNAMENTAL GRASSES						
156	BAG	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.		LOW
131	HFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.		VERY LOW

NOTE:

1. ALL TREES ARE UPSIZED BY 0.5 CALIPER INCH TO PROVIDE 0.5 INCH PER REQUIRED TREE OF TREE MITIGATION
2. TREES ABOVE CODE REQUIREMENT WILL HAVE THE ENTIRE SIZE INDICATED ON THE LANDSCAPE SCHEDULE APPLIED TOWARD TREE MITIGATION.



**RACINE ST, EAST 22ND AVE,
AND REVERE ST
INFRASTRUCTURE SITE PLAN
FITZSIMONS INNOVATION COMMUNITY FILING NO. 2**
 LANDSCAPE COVER SHEET

No.	Description of Revisions	Date	Name
1	1ST ISP/CSP SUBMITTAL TO COA	11/15/19	EN/BR
2	2ND ISP/CSP SUBMITTAL TO COA	02/21/20	EN/BR
3	3RD ISP SUBMITTAL TO COA	02/17/21	EN/BR
4	4TH ISP SUBMITTAL TO COA	06/25/21	EN/BR

Job Number	Project Manager	Design By	Drawn By	Principal in Charge
	B. RICE	E. NYQUIST/A.BUTLER	E. NYQUIST	J. BIRKEY

THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AURORA AND THE STATE OF COLORADO. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AURORA AND THE STATE OF COLORADO.

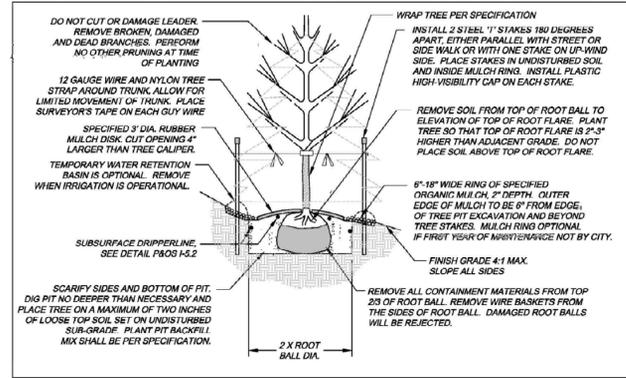
Sheet Number:
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Job Number	B. RICE
Project Manager	E. NYQUIST/A.BUTLER
Design By	E. NYQUIST
Drawn By	J. BIRKEY
Principal in Charge	J. BIRKEY

THE CITY ENGINEER SHALL REVIEW ALL DRAWINGS FOR CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWINGS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

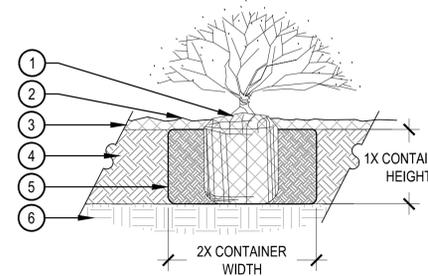
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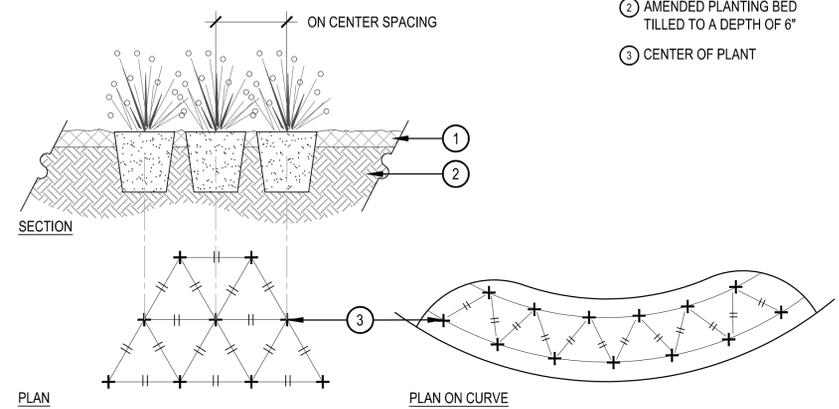
City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: April 3, 2008

DECIDUOUS & EVERGREEN TREE

P&OS L-2.0



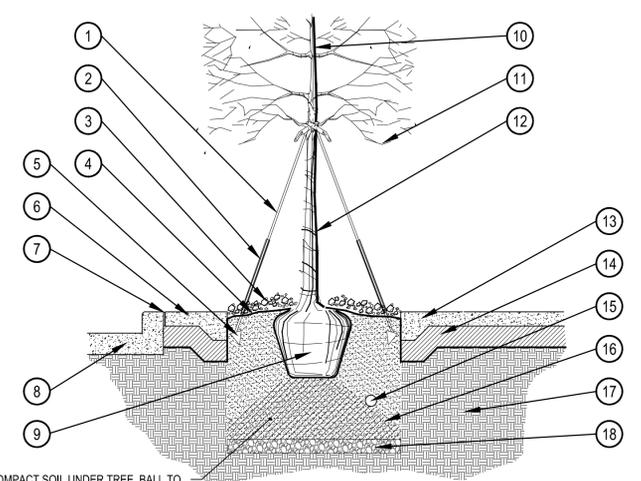
- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE AND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



SCALE: 1" = 1'-0"

1 TREE PLANTING

SCALE: NTS



4 STREETScape PLANTING BED DETAIL

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

SITE AMENITY SCHEDULE



DESCRIPTION: BENCH

MANUFACTURER: LANDSCAPE FORMS

MODEL: "STAY" BACKED, 69" LENGTH

COLOR / FINISH: POWDERCOATED SILVER

NOTES: TO BE SURFACE MOUNTED, OR APPROVED EQUAL.



DESCRIPTION: TRASH RECEPTACLE

MANUFACTURER: LANDSCAPE FORMS

MODEL: "CHASE PARK"

COLOR / FINISH: POWDERCOATED SILVER

NOTES: TO BE EMBEDDED MOUNT, OR APPROVED EQUAL.



DESCRIPTION: BIKE RACK

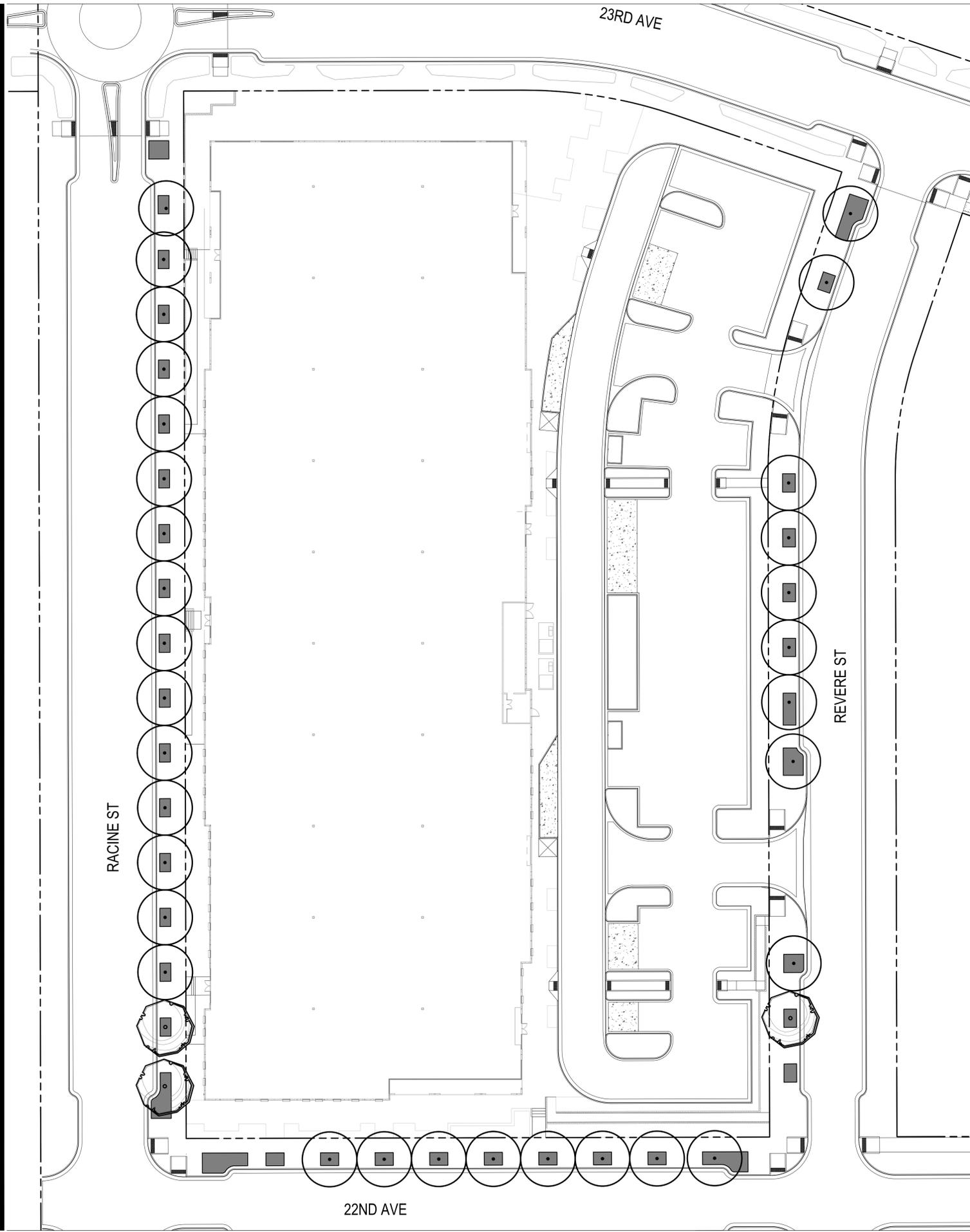
MANUFACTURER: LANDSCAPE FORMS

MODEL: "RING"

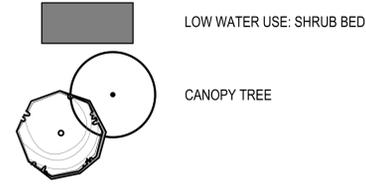
COLOR / FINISH: STAINLESS STEEL

NOTES: EMBEDDED AND INSTALLED PER MANUFACTURER SPECIFICATIONS, IN R.O.W. CITY OF AURORA'S STANDARD BIKE RACK.

PLOT DATE: Friday, June 25, 2021 9:27 AM LAST SAVED BY: ENYQUIST
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LEGEND



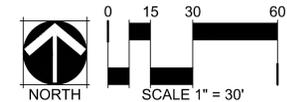
HYDRO-ZONE TABLE

TAP #1 PERMANENT TAP (BUILDING CONNECTION)

WATER USE TYPE	AREA (SF)
HIGH WATER USE	0 SF
LOW WATER USE	3,506 SF
Z-TAP ZONE	0 SF

	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	0	725	0 SF
EVERGREEN/ORNAMENTAL TREES	0	177	0 SF
TOTAL			

TOTAL IRRIGATED AREA TAP TBD 3,506 SF



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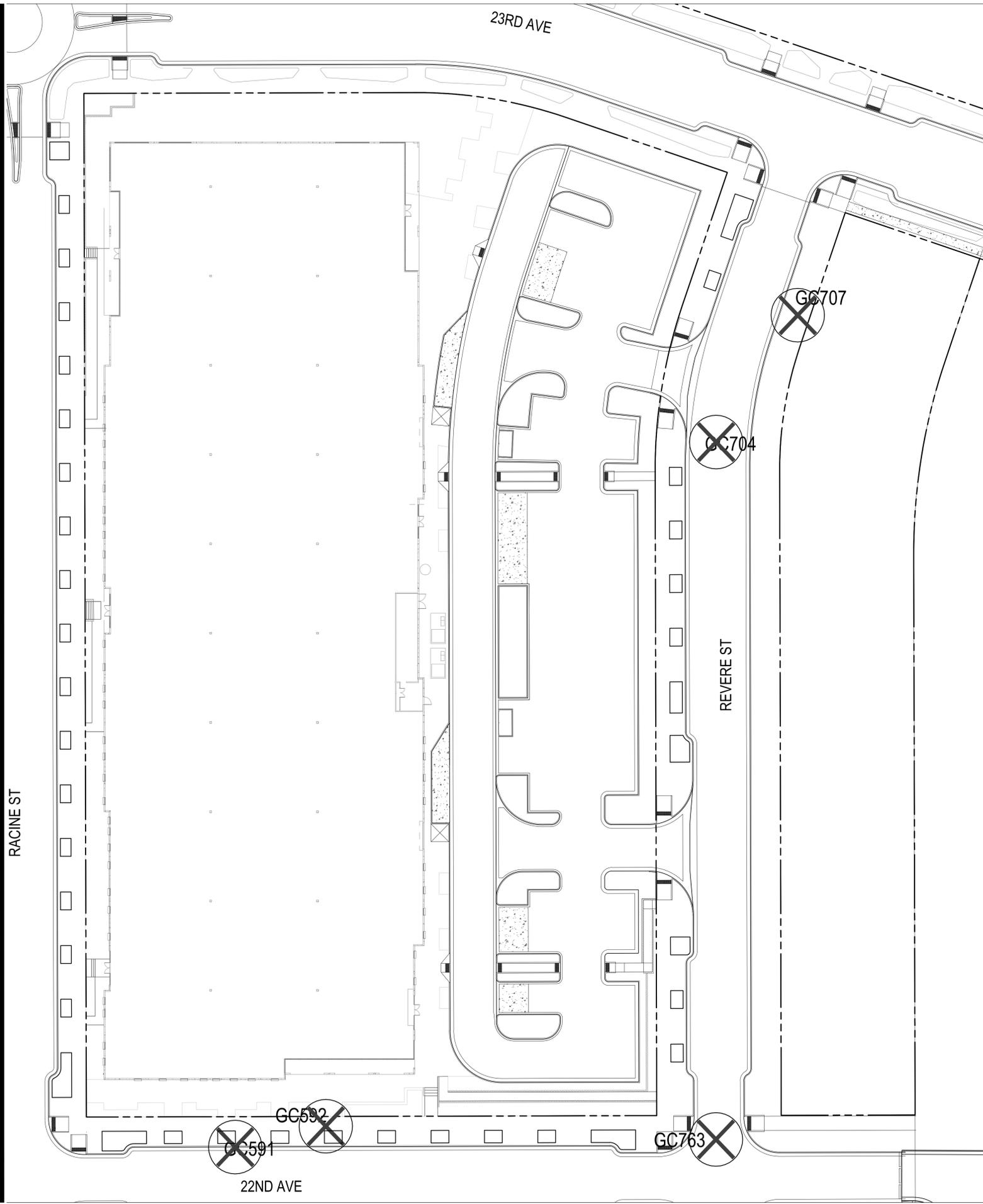
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RACINE ST, EAST 22ND AVE,
AND REVERE ST
INFRASTRUCTURE SITE PLAN
FITZSIMONS INNOVATION COMMUNITY FILING NO. 2
HYDROZONE MAP

The top right corner contains logos for the project partners: fitzsimons Innovation Community, T|W P THE WELLS PARTNERSHIP, MARTIN/MARTIN CONSULTING ARCHITECTS (3349 WEST COFFEE AVENUE, LAKEWOOD, COLORADO 80235, 303.431.4100), and NORRIS DESIGN (Planning | Landscape Architecture | Branding).

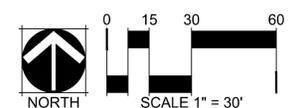


TREE MITIGATION

INCHES NOT MITIGATED ON PREVIOUS SITE PLANS:				1239
(CSTP SITE PLANS 1, 2, 3, 4, TCH ECC, EXP, BIO 2, BIO 3, COMP, FIC 1)				
TREES REMOVED WITH THIS SITE PLAN				
TREE NO.	DBH	CONDITION VALUE	COMMENTS	MITIGATION INCHES
GC591	33	0	ELM	0
GC592	27	0.35	ELM	9
GC704	20	0.6	ASH	12
GC707	23	0.6	ASH	14
GC763	26	0.6	ELM	16
TOTAL				51
EXISTING INCHES REMOVED FROM SITE BY SITE PLAN BIO5 ROW:				51
INCHES TO BE MITIGATED:				1290
MITIGATION INCHES PROVIDED BY TREES IN THIS SITE PLAN (BIO 5 ROW):				25
MITIGATION INCHES CARRIED OVER TO FUTURE SITE PLANS:				1265

TREE MITIGATION NOTES

IF ANY TREES REQUIRE PROTECTION, CITY OF AURORA PARK AND OPEN SPACE DEPARTMENT TREE PROTECTION NOTES AND DETAILS SHALL BE APPLIED.



NOT FOR CONSTRUCTION

fitzsimons
Innovation Community

T|W|P
THE WELLS PARTNERSHIP

MARTIN/MARTIN
3249 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80235
303.433.4100 MARTINMARTIN.COM

NORRIS DESIGN
Planning | Landscape Architecture | Branding

**RACINE ST, EAST 22ND AVE,
AND REVERE ST
INFRASTRUCTURE SITE PLAN
FITZSIMONS INNOVATION COMMUNITY FILING NO. 2**

TREE MITIGATION

No.	Description of Revisions	Date	Name
1	1ST ISP/CSP SUBMITTAL TO COA	11/15/19	EN/BR
2	2ND ISP/CSP SUBMITTAL TO COA	02/21/20	EN/BR
3	3RD ISP SUBMITTAL TO COA	02/17/21	EN/BR
4	4TH ISP SUBMITTAL TO COA	06/25/21	EN/BR

Job Number: _____
 Project Manager: B. RICE
 Design By: E. NYQUIST/A.BUTLER
 Drawn By: E. NYQUIST
 Principal in Charge: J. BIRKEY

THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES, EXISTING AND PROPOSED, AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE LOCATION OF ALL UTILITIES, EXISTING AND PROPOSED.

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