NOT FOR CONSTRUCTION

A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 5, AND THE WEST HALF OF SECTION 8, TOWNSHIP 3 RANGE 65 WEST SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO

City Attorney

# VICINITY MAP 78TH AVE. PENA BLVD. 74TH AVE 64TH AVE. 56TH AVE.

#### SHEET INDEX

PAGE #	SHEET NAME
1	COVER SHEET
2	MASTER KEY MAP
3	RIGHT-OF-WAY & EASEMENT EXHIBIT
4	RIGHT-OF-WAY & EASEMENT EXHIBIT
5	E. 60TH AVENUE PLAN VIEW
6	HARVEST ROAD PLAN VIEW
7	HARVEST ROAD PLAN VIEW
8	LANDSCAPE NOTES
9	PLANT SCHEDULE
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN

#### SITE PLAN DATA BLOCK

21,960 S.F.
30,140 S.F.
AIRPORT DISTRICT AD

#### **OWNER**



ACP DIA 1287 Investors, LLC c/o A and C Properties 4530 E. Shea Boulevard, Suite 100 Phoenix, Arizona 85028 Ph: 602-595-6121

#### **APPLICANT**

The San Juan Co. 4530 E. Shea Boulevard, Suite 100 Phoenix, Arizona 85028 P. 602-448-9392 F. 602-391-2660

Fax 602-391-2660

Bill@TheSanJuanCompany.com **ENGINEER** 



10333 E. Dry Creek Rd Tel:720.482.952 www.cvlinc.ne

#### LANDSCAPE ARCHITECT

1101 Bannock Street Denver, Colorado 80204 P 303.892.1166

www.norris-design.com



#### SITE PLAN NOTES ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.

2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION. MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING

WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

- 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
- 4. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- 5. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126 ARTICLE VII-NUMBERING OF BUILDINGS OF THE AURORA CITY CODE
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE
- LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE LIKEWISE. SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- 11.  $\,$  (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE)--THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- 12. THE LOCATION OF LIQUID AND GAS PIPELINES ARE REGULATED BY THE U.S DEPARTMENT OF TRANSPORTATION, PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION. CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN CFR 49, SECTION 195-210 AND SECTION 195-248. PROVIDE A LETTER FROM PETROLEUM OR GAS COMPANY, ON COMPANY LETTER HEAD THAT REFLECTS THEIR SET BACK REQUIREMENTS FROM THE EASEMENT LINE AND THE ACTUAL UNDERGROUND PIPE TO THE EXTERIOR WALL OF YOUR PROPOSED STRUCTURES. THE SETBACK ESTABLISHED BY PETROLEUM OR GAS COMPANY MUST BE INCLUDED ON THE SITE PLAN AS PART OF THE GENERAL NOTES.
- 13. TRAFFIC SIGNAL ESCROW WILL APPLY AT MULTIPLE LOCATIONS AND WILL BE APPLIED PER PERCENTAGE OF LAND AREA PER PLANNING AREA, AND WILL COMPLY WITH THE ADOPTED TRAFFIC SIGNAL ESCROW
- 14. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- 15. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY
- 17. EMERGENCY INGRESS AND EGRESS RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE"
- 18. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

only materials.	
Planning Director:	Date:
	Date:
(City Cle	(K)
Planning Commission:	Date:
City Council:(Mayor)	Date:
RECORDER'S CERTIFICATE: Accepted for filing in the office of	the Clerk and Recorder of
•	olorado at o'clock M,
this day of	
Clark and Dogardon	Deputy:

#### SIGNATURE BLOCK

Site Plan

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

in witness thereof,		has caused	these presents
to be executed this	day of	AD	·
ACP DIA 1287 Investors	s, LLC, a Colorado	limited liability company	Corporate

Its: Sole Member By: DIA 1287 Holdings, LLC, an Arizona limited liability company Its: Sole Member and Manager

By: Porteos Holdings, LLC, an Arizona limited liability company Seal

By: A&C Properties, Inc., an Arizona corporation Its: Manager

Bill Wichterman, Vice President

State of Co	olorado	)ss
County of _		)

1	G.G. <sub>2</sub>		
•	<del>-</del>		

State of Colorado

Witness my hand and official seal	Notary Business Address:
(Notary Public)	

The foregoing instrument was acknowledged before me this Notary

My	commission	expires

#### LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8, BEING MONUMENTED BY A FOUND 2-1/4 INCH ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM SET BY PLS 38318, WHENCE SOUTHWEST CORNER OF SAID SECTION 8 BEING MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM CAP IN A RANGE BOX SET BY PLS 20699 IS ASSUMED TO BEAR SOUTH 00°47'32" EAST. A DISTANCE OF 2656.99 FEET. WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

THENCE NORTH 89°13'03" EAST, A DISTANCE OF 72.00 FEET, TO THE EASTERLY RIGHT OF WAY OF HARVEST ROAD, BEING THE POINT OF BEGINNING:

THENCE NORTH 00°46'23" WEST, A DISTANCE OF 63.23 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET. A CENTRAL ANGLE OF 88°57'18", AN ARC LENGTH OF 38.81 FEET, THE CHORD OF WHICH BEARS SOUTH 45°15'02" EAST, A DISTANCE OF 35.03 FEET, TO A POINT OF TANGENCY

THENCE SOUTH 89°43'41" EAST, A DISTANCE OF 533.37 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 104.00 FEET. A CENTRAL ANGLE OF 13°29'45", AN ARC LENGTH OF 24.50 FEET, THE CHORD OF WHICH BEARS NORTH 83°31'26" EAST, A DISTANCE OF 24.44 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 76°46'34" EAST, A DISTANCE OF 27.22 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.50 FEET, A CENTRAL ANGLE OF 13°29'44", AN ARC LENGTH OF 23.67 FEET, THE CHORD OF WHICH BEARS NORTH 83°31'26" EAST, 23.62 FEET;

THENCE SOUTH 89°43'41" EAST, A DISTANCE OF 112.48 FEET:

THENCE SOUTH 84°57'52" EAST, A DISTANCE OF 144.50 FEET:

THENCE SOUTH 89°43'41" EAST, A DISTANCE OF 487.82 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 99.50 FEET. A CENTRAL ANGLE OF 13°29'45", AN ARC LENGTH OF 23.44 FEET, THE CHORD OF WHICH BEARS NORTH 83°31'26" EAST, A DISTANCE OF 23.38 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 76°46'34" EAST, A DISTANCE OF 27.76 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.50 FEET, A CENTRAL ANGLE OF 13°29'45", AN ARC LENGTH OF 23.67 FEET, THE CHORD OF WHICH BEARS NORTH 83°31'26" EAST, A DISTANCE OF 23.62 FEET, TO A POINT OF TANGENCY:

THENCE SOUTH 89°43'41" EAST, A DISTANCE OF 113.85 FEET:

THENCE SOUTH 84°57'52" EAST, A DISTANCE OF 144.50 FEET:

THENCE SOUTH 89°43'41" EAST, A DISTANCE OF 137.06 FEET:

THENCE SOUTH 00°11'06" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 89°43'41" WEST. A DISTANCE OF 1818.17 FEET. TO A POINT OF CURVATURE:

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°03'50", AN ARC LENGTH OF 39.73 FEET, THE CHORD OF WHICH BEARS SOUTH 44°44'23" WEST, A DISTANCE OF 35.68 FEET, TO A POINT OF NON-TANGENCYON THE EASTERLY RIGHT OF WAY OF HARVEST

THENCE NORTH 00°47'32" WEST, A DISTANCE OF 66.80 FEET, TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 153,144 SQUARE FEET OR 3.516 ACRES. MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THESE DESCRIPTIONS IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

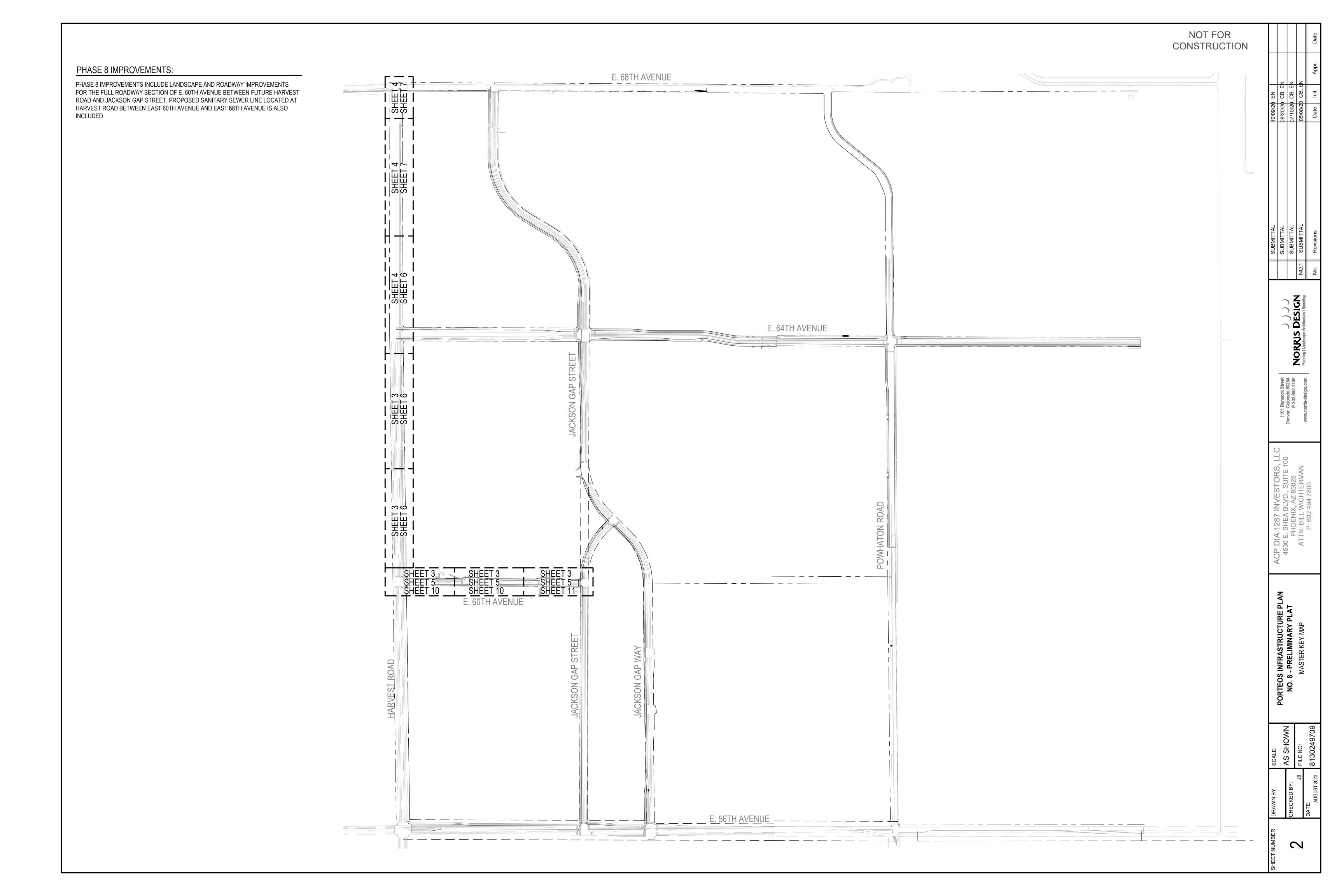
AMENDMENTS	3

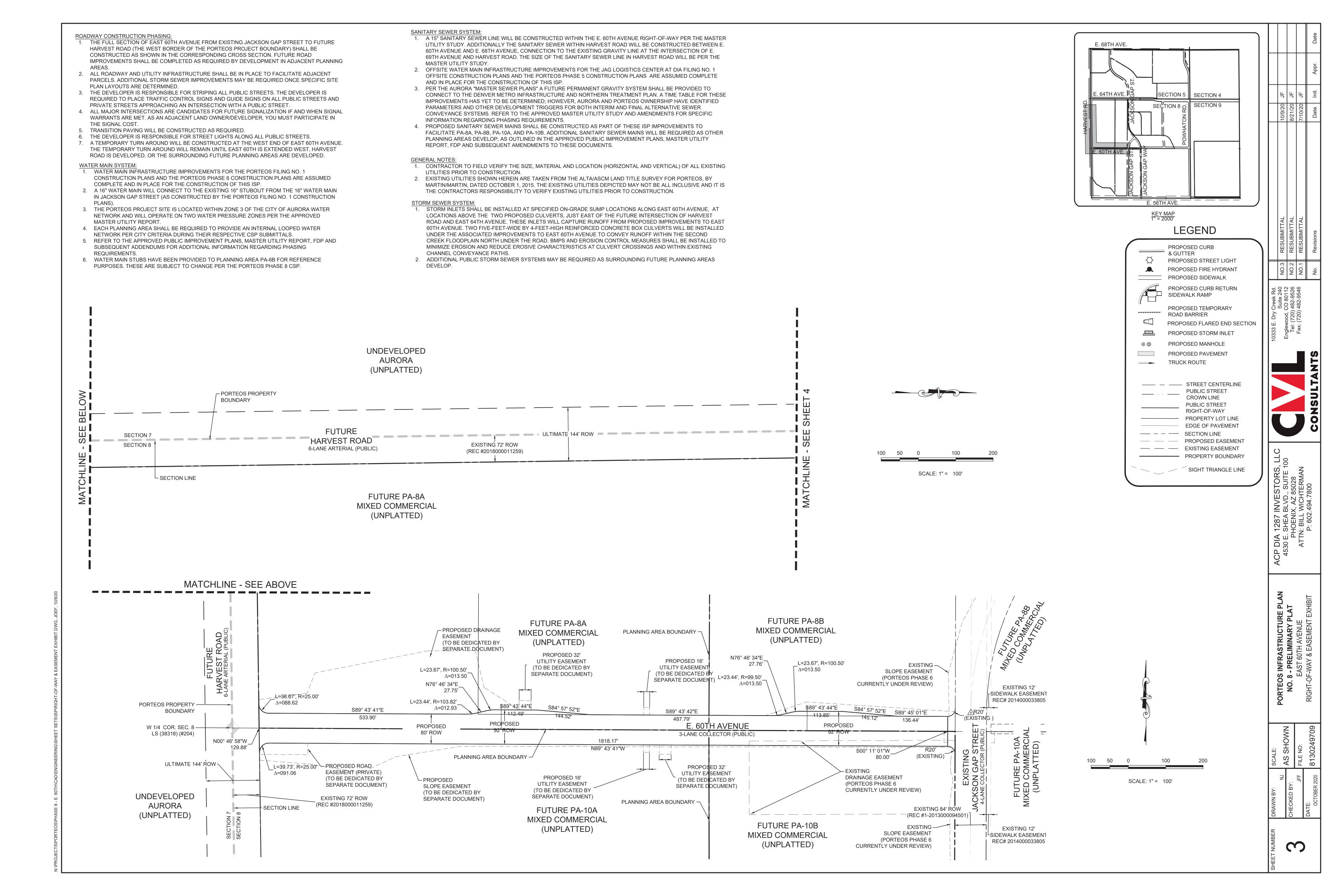
	SCALE:	AS SHOW
	DRAWN BY:	CHECKED BY:
	~	

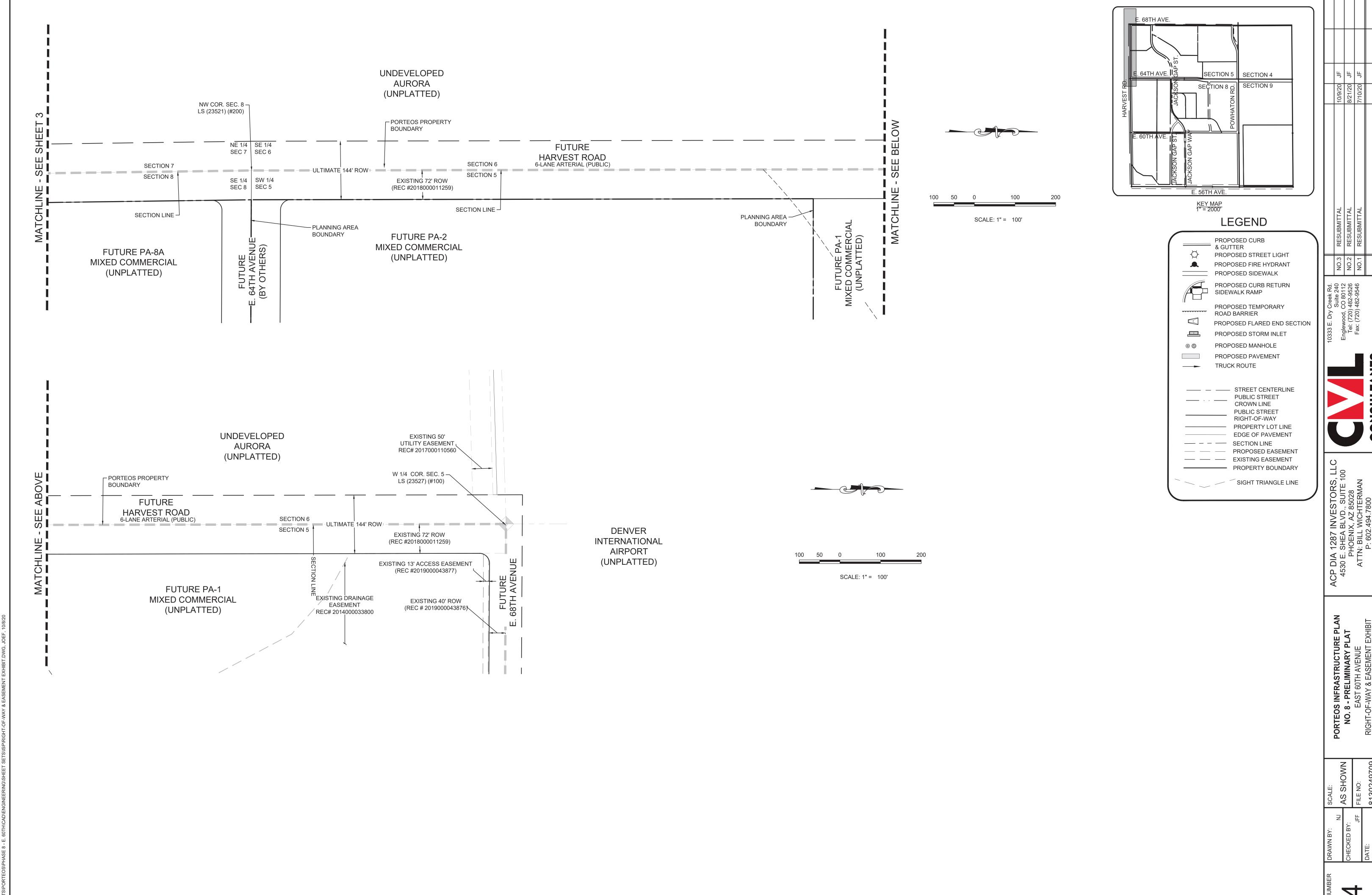
 $\overline{\phantom{a}}$ 

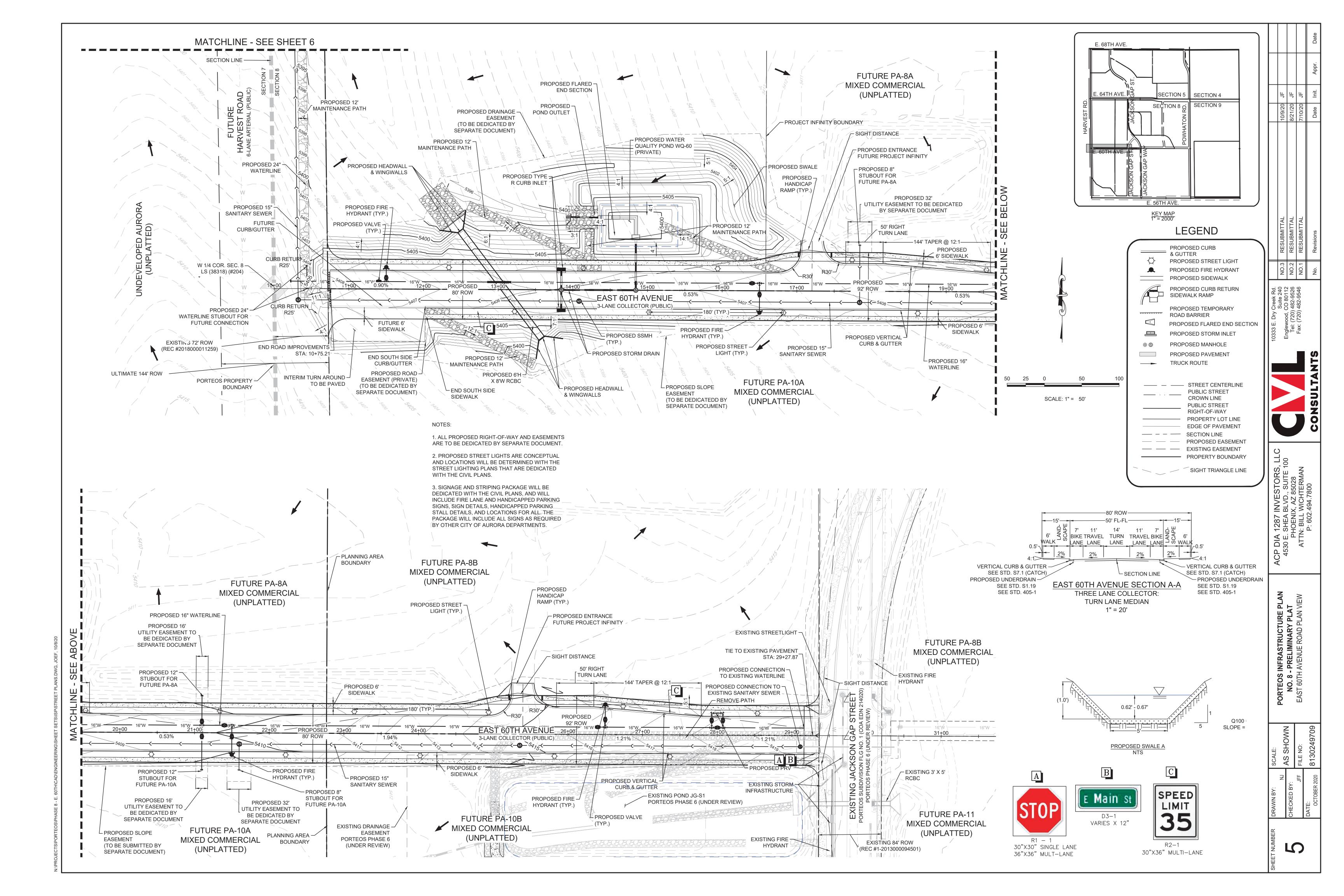
1 Bannock Street , Colorado 80204 P 303.892.1166

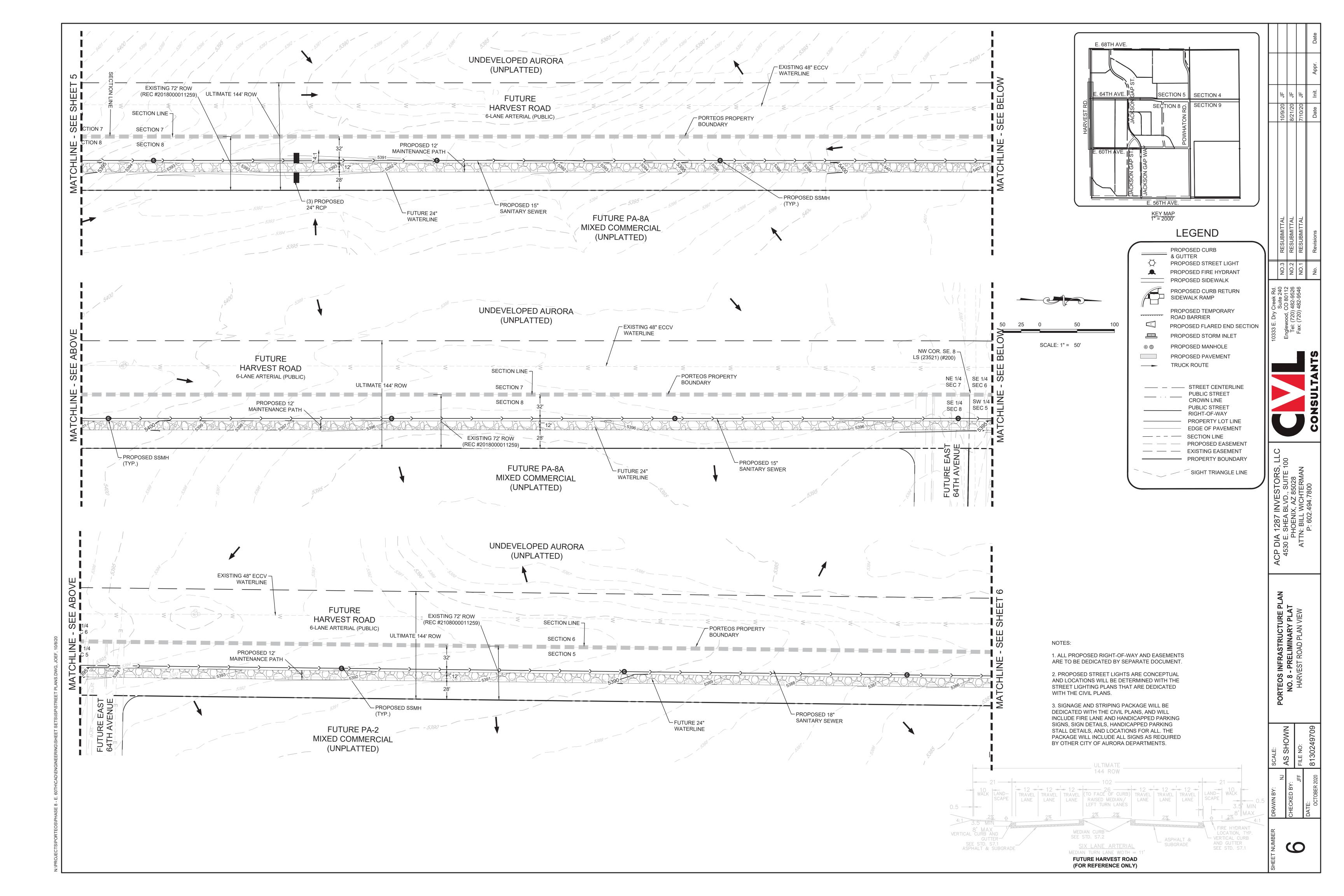
DESIGN

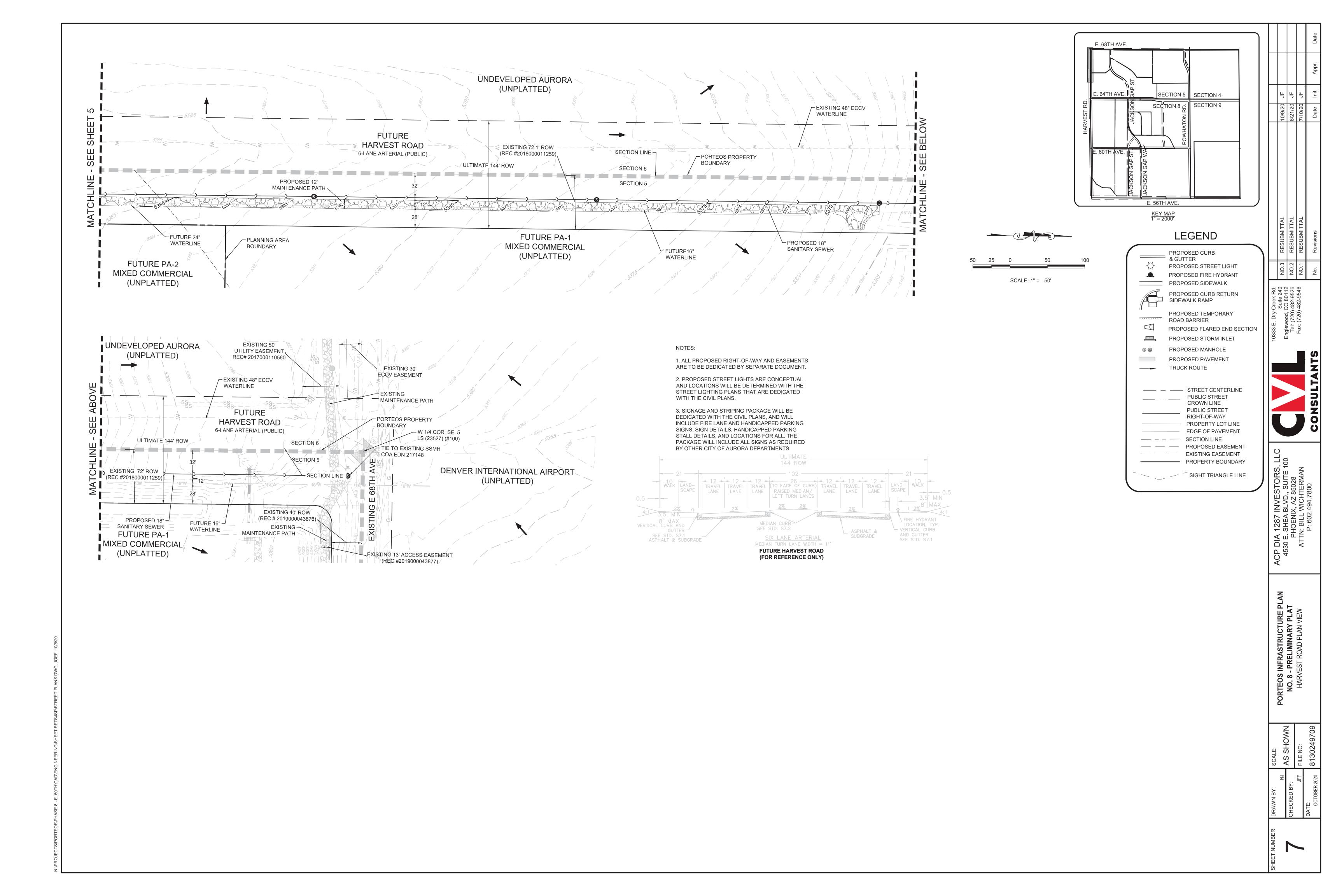












FILE IN THE PLANNING DEPARTMENT.

- ANY MAJOR CHANGES FROM THE APPROVED PLANS, REQUIRED BECAUSE OF VARIATIONS IN THE FIELD CONDITIONS SHALL REQUIRE AN APPROVED AMENDMENT TO THE INFRASTRUCTURE SITE PLAN. PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES THAT WOULD SUPPORT THIS CHANGE.
- 4. IRRIGATION CONTROLLERS SHALL BE EQUIPPED WITH AUTOMATIC RAIN SHUT OFF SENSORS.
- SHRUB BEDS ARE TO BE CONTAINED BY GREEN 1/8" X 4" INTERLOCKING TYPE STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, FENCES, OR WALKS.
- 6. ALL SHRUB BEDS ARE TO BE MULCHED WITH 3" DEPTH, 1 1/2" LOCAL RIVER ROCK MULCH. WEED CONTROL FABRIC IS REQUIRED IN ALL SHRUB BEDS.
- 7. ALL GROUNDCOVER AND PERENNIAL BEDS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED WOOD BARK MULCH.14. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER BEDS. ALL SOD AND TURF TYPE SEEDING AREAS ARE TO HAVE SOIL PREPARATION PER CITY OF AURORA, UTILITIES DEPARTMENT, OFFICE OF WATER CONSERVATION, REGULATIONS FOR OBTAINING NEW SOD/SEED PERMITS. (MINIMUM RATE OF 4.0 CU. YDS. OF COMPOST PER 1000 S.F.).
- THE COVER CROP SHOWN IN THE SEED MIXTURE MAY BE CHANGED OR RATES ADJUSTED BASED ON THE TIME OF YEAR IN WHICH THE SEEDING IS TO OCCUR.
- A SOILS ANALYSIS SHALL BE PERFORMED, BY AN INDEPENDENT TESTING LABORATORY, FOR ALL AREAS TO BE LANDSCAPED PRIOR TO ISSUING CONSTRUCTION DRAWINGS. THE SOILS ANALYSIS WILL BE USED TO JUSTIFY THE SEEDING RATE, QUANTITY OF COMPOST, NEED FOR IRRIGATION, AND RECOMMENDED AMOUNT OF WATER TO BE APPLIED TO SEEDED AREAS. THE SEED MIXTURE, IRRIGATION SYSTEM, AND COMPOST RATES SHOWN ON 18. PLANS MAY BE MODIFIED TO OPTIMIZE THE PERFORMANCE AND EXPEDITE THE RESTORATION OF THESE AREAS.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF DRYLAND GRASSES. NATIVE TYPE GRASSES. NATURALIZED GRASSES. OR RESTORATIVE GRASSES. FOR A PERIOD NOT TO EXCEED THREE FULL GROWING SEASONS. TEMPORARY IRRIGATION SYSTEMS MAY BE NECESSARY TO FACILITATE GERMINATION AND ESTABLISHMENT. THE AREA SHALL BE MAINTAINED AS WEED FREE AS POSSIBLE, DURING THE ENTIRE ESTABLISHMENT PERIOD. MOWING, PULLING, AND CHEMICAL METHODS MAY BE USED TO CONTROL WEEDS AND PREVENT REDEVELOPMENT OF SEED HEADS ON THE WEED PLANT.

11. PERFORMANCE OF SEEDED AREAS SHALL BE EVALUATED FOR INITIAL ACCEPTANCE, AT THE END OF THE FIRST 21. FULL GROWING SEASON, BY BOTH THE CITY OF AURORA AND THE DEVELOPER'S REPRESENTATIVE. THE INSPECTION WILL BE DETERMINE COMPLIANCE WITH SUBSECTION C (1 AND 2), OF ARTICLE 14, SECTION 146-1429 22. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE

12. AFTER EACH FULL GROWING SEASON, FOR A PERIOD NOT TO EXCEED THREE YEARS, THE GRASS STAND SHALL BE EVALUATED FOR UNIFORMITY IN APPEARANCE, COVERAGE, AND PRESENCE OF WEEDS. UPON AGREEMENT 23. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND FROM THE DEVELOPER'S REPRESENTATIVE AND THE CITY AURORA, THE TEMPORARY IRRIGATION SYSTEM WILL BE PERMANENTLY DEACTIVATED OR REMOVED.

13. SIX INCHES OF THE ORIGINAL TOP SOIL, SHALL BE SALVAGED FROM THE SITE, PRIOR TO OVERLOT GRADING AND REDISTRIBUTED OVER AREAS TO RECEIVED DRYLAND GRASSES, NATIVE TYPE GRASSES, NATURALIZED GRASSES, OR RESTORATIVE GRASSES, IN ACCORDANCE WITH PART 3 OF SUBSECTION I, OF ARTICLE 14, SECTION 146-1429.

TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, OR DRAINAGE AREAS.

15. THE DEVELOPER. HIS SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL 26. FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OR BEHIND A SIDEWALK WHILE STILL MEASURES ON SEEDED SLOPES EXCEEDING 3:1.

16. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 24" IN HEIGHT. VISIBILITY MUST REMAIN 75% OPEN FOR THE VERTICAL AREA FROM 2 TO 3 FEET HEIGHT AS IDENTIFIED IN THE ROADWAY DESIGN & SPECIFICATIONS MANUAL.

ANY TREE LOCATED WITH IN A SIGHT TRIANGLE MUST BE PRUNED TO PROVIDE NO OBSTRUCTION BELOW 7' IN ACCORDANCE WITH THE SIGHT TRIANGLE DETAIL IN COA ROADWAY DESIGN MANUAL.

ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE, UNLESS IDENTIFIED AS A DETENTION OR RETENTION POND.

DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.

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 DISCERNIBLE. 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.

DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

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.

24. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN 3'6" AND NOT MORE THAN 8' MAXIMUM FROM THE BACK OF THE CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE.

ADJUSTMENTS IN THE PLANT MATERIAL LOCATIONS WILL BE NECESSARY TO ACCOMMODATE FUTURE DRIVEWAY/CURB CUTS ASSOCIATED WITH ALL ADJACENT PLANNING AREAS.

MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS

DESIGN

1 Bannock Street Colorado 80204 P 303.892.1166

DIA 1287 INVES 530 E. SHEA BLVD., PHOENIX, AZ 8 ATTN: BILL WICHT P: 602.494.78

 $\infty$ 

**NOT FOR** 

CONSTRUCTION

STREET BUFFER REQUIREMENTS: 1 TREE AND 10 SHRUBS PER 40 LINEAR FEET, WITH 50% OF TREES BEING EVERGREEN, ARE NOT PROVIDED WITH THESE PLANS. STREET BUFFER PLANTINGS WILL BE PROVIDED WITH ON-SITE IMPROVEMENTS OF DEVELOPMENT ADJACENT TO ROADWAY INFRASTRUCTURE IMPROVEMENTS

1. 10 (#5 CONTANER) SHRUBS EQUALS ONE (1) 2" CALIPER TREE.

2. TWELVE (12) FIVE GALLON SHRUBS EQUALS ONE 2.5" CALIPER TREE.

3. THREE (3) ONE GALLON PERENNIALS/GRASSES EQUALS ONE (1) FIVE (5) GALLON SHRUB.

WATER USE TABLE				
AREA DESCRIPTION	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)		
STREET FRONTAGE	18,129 S.F.	N/A		

## 1 SPECIFIED MULCH AMENDED PLANTING BED TILLED 2 AMENDED 1 2 ...... TO A DEPTH OF 6" — O.C. SPACING (3) CENTER OF PLANT WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

PRUNE ALL DEAD OR

TO PLANTING

**GRADE** 

DAMAGED WOOD PRIOR

SET SHRUB ROOT-BALL 1"

HIGHER THAN FINISH BED

STANDARD RIGHT OF WAY LANDSCAPE REQUIREMENTS 60TH AVENUE - NORTH # OF SHRUBS REQUIRED (1 SHRUB # OF TREES # OF TREES PER 40 SQUARE **ROW LENGTH** LANDSCAPE AREA # OF SHRUBS PROVIDED ROW DESCRIPTION REQUIRED PROVIDED FEET OF CURBSIDE LANDSCAPE) STREET FRONTAGE 1,678 L.F. 406 SHRUBS 13.909 S.F. 348 42 (1 TREE / 40 FT.) **60TH AVENUE - SOUTH** # OF SHRUBS REQUIRED (1 SHRUB # OF TREES # OF TREES PER 40 SQUARE # OF SHRUBS PROVIDED **ROW DESCRIPTION ROW LENGTH** LANDSCAPE AREA REQUIRED PROVIDED FEET OF CURBSIDE LANDSCAPE) STREET FRONTAGE 1,855 L.F. 14,621 S.F. 366 49 368 SHRUBS (1 TREE / 40 FT.)

PERENNIAL PLANT LAYOUT

1 SPECIFIED MULCH

AMENDED SOIL IN PLANTING BED (2) PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.

SCALE: 1" = 1'-0"

(3) FINISH GRADE (TOP OF MULCH)

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 HIGH AS THE CONTAINER PRIALINGIANO PLAN VIEW - THREE STAKES PRUNING NOTES:

ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE **EDGE OF THE CROWN** 

STAKING NOTES:

STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON

1-3" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)

ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE) 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES

1.2  $1-\frac{1}{2}$ " - 3" CALIPER SIZE - MIN. 2 STAKES - ONE

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 1-7" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1 PLACE MIN. 2" PVC PIPE AROUND 8 GROMMETED NYLON STRAPS EACH WIRE. EXPOSED WIRE

SHALL BE MAX. 2" EACH SIDE 2 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL

> AND IN UNDISTURBED SOIL. (3) TREE WRAP TO BE INSTALLED **ONLY FROM OCTOBER 1**

THROUGH APRIL 30. (DECIDUOUS 4 PLANT TREE SO THAT FIRST

ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.

(5) 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).

6 1:1 SLOPE ON SIDES OF PLANTING PLACE ROOT BALL ON

7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK

BE DRIVEN OUTSIDE ROOTBALL 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS. (11) BACKFILL WITH BLEND OF **EXISTING SOIL AND A MAXIMUM** 

**GAUGE CABLE - TWIST WIRE** 

ONLY TO KEEP FROM SLIPPING.

GALVANIZED WIRE, MIN. 12

20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING 2 FT. 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.

SETTLEMENT.

UNDISTURBED SOIL TO PREVENT

SHRUB PLANTING

2X CONTAINER

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

TREE PLANTING DETAIL

**ROOT BALL DIAMETER** 

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

PLANTING SCHEDULE					
	XERIC RATING	SYN	Л. COMMON NAME	BOTANICAL NAME	SIZE & COND.
		– DEC	CIDUOUS CANOPY TRE	ES	
21 13 27 10 20	XX X X X	KCT SKY EQM BUR CAL	KENTUCKY COFFEETREE SKYLINE LOCUST EMERALD QUEEN NORWAY MAPLE BUR OAK WESTERN CATALPA	GYMNOCLADUS DIOICA GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' ACER PLATANOIDES 'EMERALD QUEEN' QUERCUS MACROCARPA CATALPA SPECIOSA	2.5" CAL. MIN. B&B 2.5" CAL. MIN. B&B 2.5" CAL. MIN. B&B 2.5" CAL. MIN. B&B 2.5" CAL. MIN. B&B
		- DEC	CIDUOUS SHRUBS		
23 6 79 26 26	XXX XX XX XX XXX	FER PBB SWN MKL RSA	FERNBUSH COMPACT PURPLE BUTTERFLY BUSH SUMMER WINE NINEBARK MISS KIM DWARF LILAC RUSSIAN SAGE	CHAMAEBATIARIA MILLEFOLIUM BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM' PHYSOCARPUS OPULIFOLIUS 'SEWARD' SYRINGA PATULA 'MISS KIM' PEROVSKIA ARTIPLICIFOLIA	#5 CONT. #5 CONT. #5 CONT. #5 CONT.
		-EVE	RGREEN SHRUBS		
28 35 87 51 100	XX XX XXX XXX XX	BRO BCJ MAN MWB ARC	BROADMOOR JUNIPER BLUE CHIP JUNIPER PANCHITO MANZANITA WHITE BUD MUGO PINE ARCADIA JUNIPER	JUNIPERUS SABINA 'BROADMOOR' JUNIPERUS HORIZONTALIS 'BLUE CHIP' ARCTOSTAPHYLOS 'PANCHITO' PINUS MUGO 'WHITE BUD' JUNIPERUS SABINA 'ARCADIA'	#5 CONT. #5 CONT. #5 CONT. #5 CONT.
		-GRA	SSES		
144 33 68 68	X XXX X XXX	AVG SHG MAG LBG	BLUE AVENA GRASS SHENANDOAH SWITCH GRASS MAIDEN GRASS LITTLE BLUESTEM GRASS	HELICTOTRICHON SEMPERVIRENS PANICUM 'SHENANDOAH' MISCANTHUS SINENSIS 'GRACILLIMUS' SCHIZACHYRIUM SCOPARIUM	#5 CONT. #5 CONT. #5 CONT. #5 CONT.

ENHANCED NATIVE SEED MIX

SCIENTIFIC NAME

AGROPYRON SMITHII

**BOUTELOUA GRACILIS** 

PANICUM VIRGATUM

BOUTELOUA CURTIPENDULA

SCHIZACHYRIUM SCOPARIUS

COMMON NAME

**BLUE GRAMA** 

**SWITCHGRASS** 

LITTLE BLUESTEM

SIDE OATS GRAMA

WESTERN WHEATGRASS

% OF TOTAL PLS PER ACRE

35%

35% 10%

10%

10%

10.5 LBS.

10.5 LBS.

3.0 LBS.

3.0 LBS.

3.0 LBS.

30.0 LBS. DRILLED

NOT FOR
CONSTRUCTION

			SUBMITTAL	10/09/2¢ EN	N EN			
nnock Street			SUBMITTAL	08/20/20 CB, EN	CB, EN			
orado 80204 03.892.1166			SUBMITTAL	07/10/20 CB, EN	CB, EN			
-design com	Planning   Landscape Architecture   Branding	NO.1	SUBMITTAL	05/08/20	05/08/2p CB, EN			
		No.	Revisions	Date	lnit.	Appr.	Date	

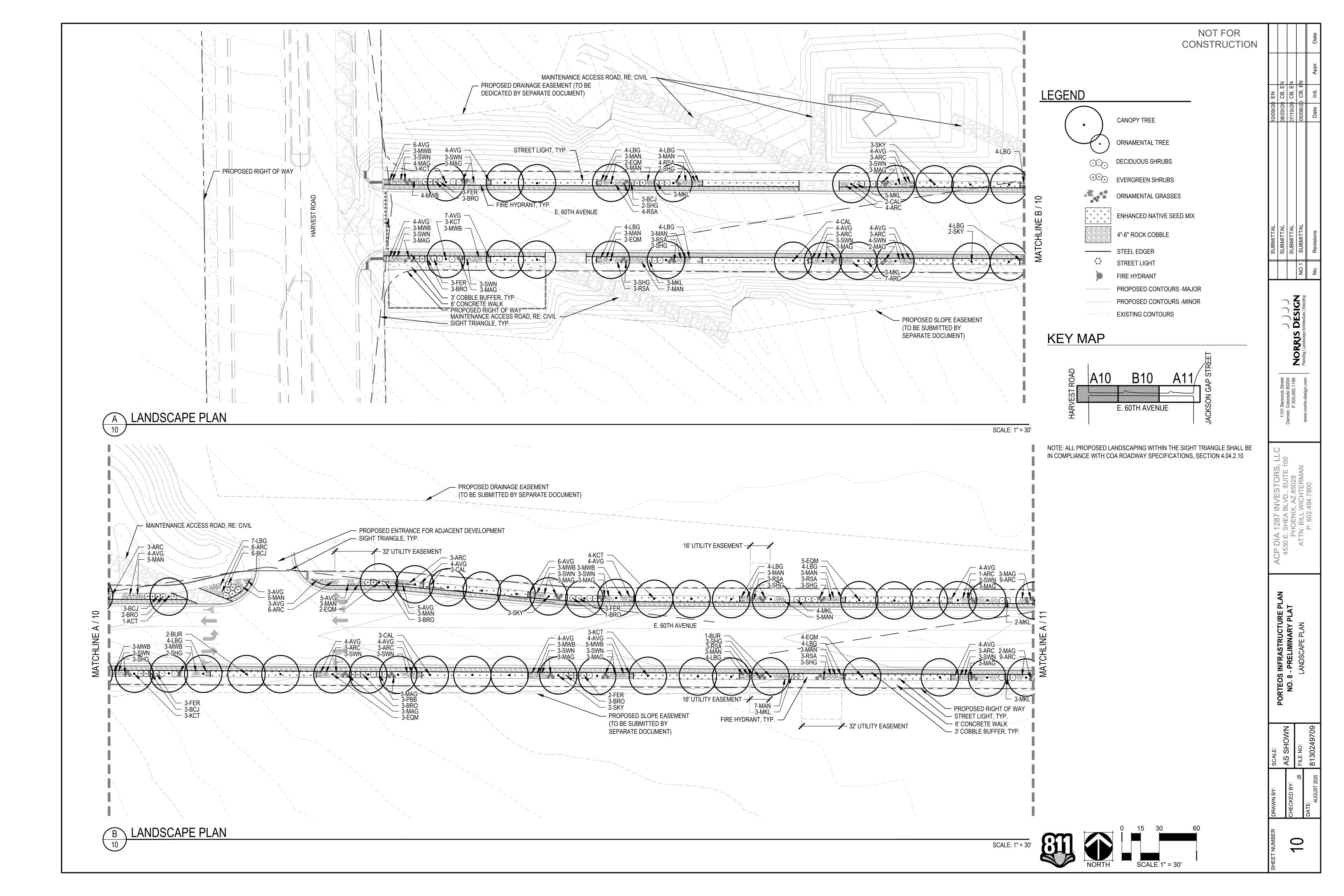
ACP DIA 1287 INVESTORS
4530 E. SHEA BLVD., SUITE
PHOENIX, AZ 85028
ATTN: BILL WICHTERMAN
P: 602.494.7800

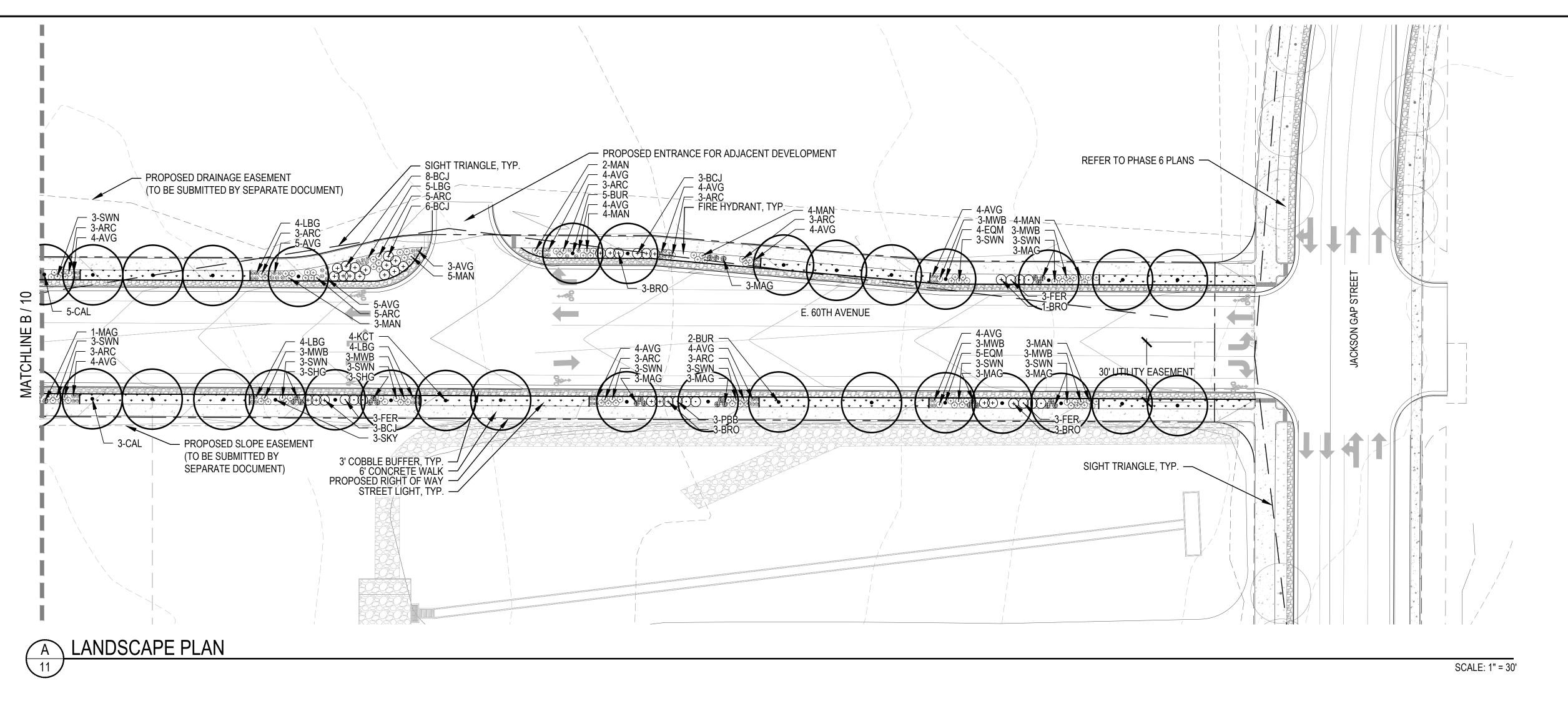
PORTEOS INFRASTRUCTURE PLA NO. 8 - PRELIMINARY PLAT PLANT SCHEDULE

DRAWN BY:	SCALE:
CHECKED BY:	AS SHO
JB	FILE NO:
DATE:	8130249

တ

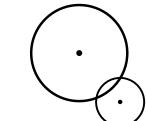








### **LEGEND**



CANOPY TREE

ORNAMENTAL TREE

DECIDUOUS SHRUBS

+++++ EVERGREEN SHRUBS

ORNAMENTAL GRASSES

ENHANCED NATIVE SEED MIX

4"-6" ROCK COBBLE

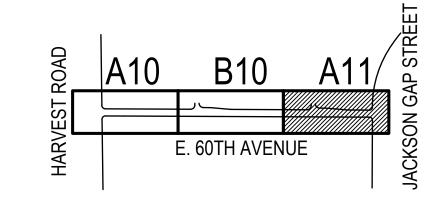
——— STEEL EDGER STREET LIGHT

FIRE HYDRANT

PROPOSED CONTOURS -MAJOR PROPOSED CONTOURS -MINOR

**EXISTING CONTOURS** 

#### **KEY MAP**



NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

NORRIS DESIGN

1101 Bannock Street Jenver, Colorado 80204 P 303.892.1166

PORTEOS INFRASTRUCTURE PLAN
NO. 8 - PRELIMINARY PLAT
LANDSCAPE PLAN

\_

