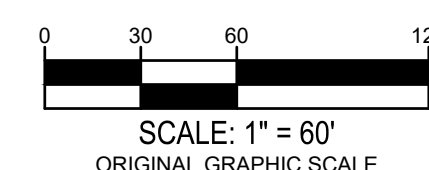


Sheet 3 of 21



THE



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FOR AND ON BEHALF  
OF WARE MALCOMB

PROLOGIS PARK 70 BUILDING 19  
SITE PLAN

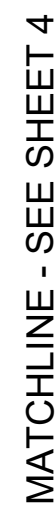
## GRADING PLAN

NO.	DATE	REMARKS
4	11.22.2019	TECHNICAL CORRECTIONS
5	01.10.2020	TECHNICAL CORRECTIONS
6	02.03.2020	TECHNICAL CORRECTIONS
7	04.20.2020	OWNER REVISIONS
8	05.18.2020	OWNER REVISIONS
9	07.21.2020	TECHNICAL CORRECTIONS
10	08.07.2020	PAIN COLOR REVISIONS
11	08.27.2020	TECHNICAL CORRECTIONS

JOB NO.:	DEN19-0017
PA / PM:	C. STRAWN
DRAWN BY:	J. PENA
DATE:	05/31/2019

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Sheet 5 of 21



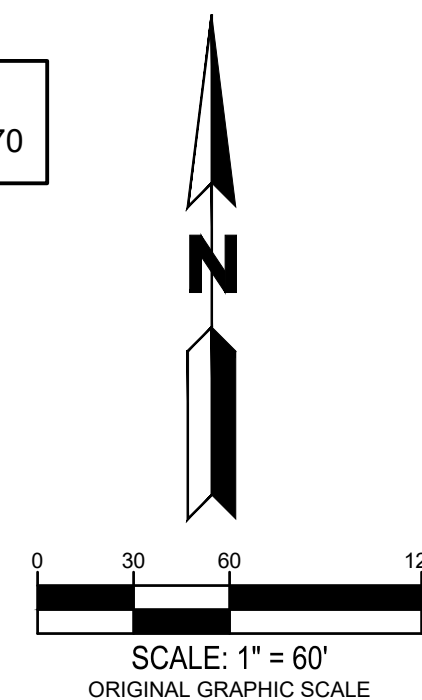
**INTERSTATE 70**  
(R.O.W. VARIES)



	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	FLOW DIRECTION
	PROPOSED CONCRETE WALK
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER LINE
	EXISTING FENCE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC BREAKER
	EXISTING TRANSFORMER
	EXISTING EXISTING TELEPHONE BOX
	EXISTING EXISTING ELECTRIC BOX
	EXISTING EXISTING IRRIGATION VAULT
	KNOX BOX
	FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
	PROPOSED ELECTRIC TRANSFORMER
	ADA ACCESSIBLE ROUTE

1. ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE).
2. DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
3. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
4. EXISTING PHILLIPS GAS LINE DEPTH TO BE MAINTAINED AT 4'-8"
5. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
6. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
7. MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.
8. MAX 3:1 SLOPE ON SITE AND MAX 4:1 SLOPE IN ROW.

ADJUSTMENT  
LOADING DOCKS PERMITTED TO FACE I-70





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FOR AND ON BEHALF  
OF WARE MALCOMB

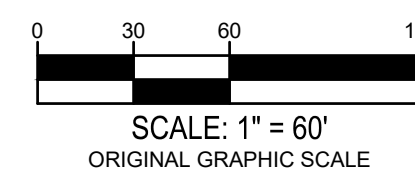
## UTILITY PLAN

NO.	DATE	REMARKS
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5	01.10.2020	TECHNICAL CORRECTIONS
6	02.03.2020	TECHNICAL CORRECTIONS
7	04.20.2020	OWNER REVISIONS
8	05.18.2020	OWNER REVISIONS
9	07.21.2020	TECHNICAL CORRECTIONS
10	08.07.2020	PAIN COLOR REVISIONS
11	08.27.2020	TECHNICAL CORRECTIONS

JOB NO.:	DEN19-0017
PA / PM:	C. STRAWN
DRAWN BY:	J. PENA
DATE:	05/31/2019

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Sheet 7 of 21



MATCHLINE - SEE SHEET 6

75.00' E470 MULTI-USE EASEMENT  
REC. NO. 20050105000015420

PROLOGIS PARK 70  
SUBDIVISION FILING NO.10  
REC. NO. 201800036296  
BUSINESS TECH/SURREA C



SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	2,321,429	
BUILDING COVERAGE	467,028	20
HARD SURFACE AREA	1,049,285	45
LANDSCAPE AREA	885,360	35
COOL SEASON GRASSES	25,500	
% TOTAL OF LANDCAPE AREA		2.4
WATER CONSERVING LANDSCAPE	1,023,785	
% TOTAL OF LANDCAPE AREA		97.6

NON-RESIDENTIAL BUILDING LANDSCAPE INFORMATION

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	PERENNIALS/ ORN. GRASSES PROVIDED (30 PER 1 TREE TREE EQUIVALENT)
NORTH	88'*	2.2	—	1.8 (18 shrubs)	0.8 (24 grasses)
WEST**	520'	N/A	N/A	N/A	N/A
SOUTH	88'*	2.2	—	2.4 (24 shrubs)	0.6 (19 grasses)
EAST	520'	13.0	9	11.8 (118 shrubs)	4.5 (134 grasses)

\* DOES NOT INCLUDE DOCK DOORS.  
\*\* AREAS ADJACENT TO BUILDING ARE FENCED AND FOR STORAGE.

TABLE OF STREET FRONTAGE, STREET EDGE BUFFER,  
AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DISCRPTION BUFFER DISCRPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
E. 19TH AVENUE* 1,936' (TREE LAWN/LF)	N/A	N/A	N/A	(1 TREE/40 L.F.) 48	N/A	49	N/A	N/A
E. 19TH AVENUE — STREET** EDGE BUFFER 1,485 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/30 L.F.) 50	(10 SHRUBS/30 L.F.) 495	85	757	—
EAST NON—STREET PERIMETER BUFFER 1,012 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 25	(5 SHRUBS/40 L.F.) 127	38 <sub>t</sub>	0 <sub>t</sub>	—
SOUTH SPECIAL LANDSCAPE BUFFER 2,142 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/25 L.F.) 86	(10 SHRUBS/25 L.F.) 857	164 <sub>tt</sub>	453 <sub>tt</sub>	—
TOTALS				199	1,502	267	955	—

\* PER EASTGATE FDP  
\*\* DOES NOT INCLUDE FUTURE DEVELOPMENT WEST OF THE WEST ENTRANCE  
t 13 TREES SUBSTITUTED FOR 127 SHRUBS  
tt 40 TREES SUBSTITUTED FOR 404 SHRUBS

LANDSCAPE NOTES:

1. THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.

2. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). COLOR TO BE DARK GREEN.

3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON—IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146—1429, 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.

4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL SITE 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. SITE LIGHTING SHALL CONSIST OF:  
  
BUILDING EXTERIOR — RE: SITE LIGHTING PLAN
7. ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN WALKS INSIDE OF STORAGE AREA TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE, AND THE STORAGE AREA TO BE CONSTRUCTED OF RECYCLED ASPHALT.

8. LANDSCAPE MATERIALS SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PRO—TECTION 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.

9. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET—SIX INCHES (3'—6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.

10. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIG—NATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

11. A 5—FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

12. ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

PLANT LIST

QTY.	SYM.	COMMON/ BOTANIC NAME	SIZE	COMMENTS	WATER USE
DECIDUOUS SHADE TREES					
44	SH	Shademaster Honeylocust Gleditsia triacanthos var. inermis 'Shademaster'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
4	SL	Sentry Linden Tilia americana 'Sentry'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	MED
13	AE	Accolade Elm Ulmus 'Accolade'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	MED
16	CO	Chinkapin Oak Quercus muehlenbergii	2 1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
2	EO	English Oak Quercus robur	2 1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
19	ABM	Autumn Blaze Maple Acer fremanii 'Autumn Blaze'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	MED
13	CH	Chicagoland Hackberry Celtis occidentalis 'Chicagoland'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
ORNAMENTAL TREES					
11	PCC	Chanticleer Pear Pyrus calleryana 'Chanticleer'	2" cal.	Specimen quality, full crown, B&B, staked	MED
9	SSC	Spring Snow Crabapple, Malus sp. 'Spring Snow'	2" cal.	Specimen quality, full crown, B&B, staked	LOW
22	TCH	Thornless Cockspur Hawthorn Crataegus crus—gali inermis	6' ht.	Specimen quality, clump form, B&B, staked	LOW
12	RC	Radiant Crabapple, Malus sp. 'Radiant'	2" cal.	Specimen quality, full crown, B&B, staked	LOW
17	RPO	Regal Prince Oak Quercus x warei 'Regal Prince'	2" cal.	Specimen quality, full crown, B&B, staked	MED
11	FAM	Flame Amur Maple, Acer ginnala 'Flame'	6' ht.	Specimen quality, clump form, B&B, staked	LOW
10	BC	Black Chokecherry Prunus virginiana	6' ht.	Specimen quality, clump form, B&B, staked	LOW
17	CLM	Curly—Leaf Mountain Mahogany Cercocarpus ledifolius	6' ht.	Specimen quality, clump form, B&B, staked	LOW
EVERGREEN TREES					
130	AP	Austrian Pine Pinus nigra	6'—8' ht.	Specimen quality, full form, B&B, guyed	LOW
92	PP	Pinon Pine Pinus cembroides edulis	6'—8' ht.	Specimen quality, full form, B&B, guyed	LOW
59	CS	Colorado Spruce Picea pungens	6'—8' ht.	Specimen quality, full form, B&B, guyed	MED
DECIDUOUS SHRUBS					
141	AWS	Anthony Waterer Spirea Spiraea 'Anthony Waterer'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	MED
80	WR	Winnipeg Parks Shrub, Rose Rosa 'Winnipeg Parks'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	LOW
86	LRS	Little Spire Russian Sage Perovskia atriplicifolia 'Little Spire'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	LOW
2	GMC	Green Mound Currant Ribes alpinum 'Green Mound'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	LOW
11	YCR	Yellow Carpet Rose Rosa 'Yellow Carpet'	5 gal.	container, 5 canes min. 30" ht., plant 3' o.c.	LOW
16	WCR	White Carpet Rose, Rosa 'White Carpet'	5 gal.	container, 5 canes min. 24" ht., plant 3' o.c.	LOW
7	AFD	Arctic Fire Dogwood Cornus sericea 'Arctic Fire'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	MED
89	LDN	Little Devil Ninebark Physocarpus opulifolius 'Little devil'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	LOW
16	SR	Morden Sunrise Shrub Rose Rosa 'Morden Sunrise'	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	LOW
66	MKL	Miss Kim Lilac Syringa patula 'Miss Kim'	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	LOW
116	FS	Fragrant Sumac Rhus aromatica	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	LOW
127	RS	Russian Sage Perovskia atriplicifolia	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	LOW
77	PBS	Pawnee Buttes Sandcherry Prunus Besseyi 'Pawnee Buttes'	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.	LOW
31	AAS	Autumn Amber Creeping Sumac Rhus trilobata 'Autmn Amber'	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.	LOW
337	CL	Chinese Lilac Syringa chinensis	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	LOW
142	JV	Judd Viburnum Viburnum x juddii	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	MED
303	SWN	Summer Wine Ninebark Physocarpus opulifolius 'Summer Wine'	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	LOW
EVERGREEN SHRUBS					
61	BCJ	Blue Chip Juniper Juniperus horizontalis 'Blue Chip'	5 gal.	container, 18"—24" spread plant 4' o.c.	LOW
ORNAMENTAL GRASSES					
172	DFG	Dwarf Fountain Grass Pennisetum alopec. 'Hameln'	1 gal.	container, plant 24" o.c.	LOW
129	BGG	Blue Grama Grass Bouteloua gracilis 'Blonde Ambition'	1 gal.	container, plant 30" o.c.	LOW
115	KRG	Korean Reed Grass Calamagrostis brachytricha	1 gal.	container, plant 30" o.c.	LOW
301	FRG	Feather Reed Grass Calamagrostis acutiflora 'Karl Foerster'	1 gal.	container, plant 30" o.c.	LOW
3	NRO	Northern Sea Oats Chasmanthium latifolium	1 gal.	container, plant 36" o.c.	MED
66	AMG	Adagio Maiden Grass Miscanthus sinensis 'Adagio'	1 gal.	container, plant 36" o.c.	LOW

WARE MALCOMB

LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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meuran  
designgroup

site design  
landscape architecture  
site planning

700 colorado boulevard, suite 131  
denver, colorado 80206  
303.512.0549 www.meuran.com

PROLOGIS PARK 70 BUILDING 19  
MINOR SITE PLAN

REMARKS		DATE	1ST SITE PLAN SUBMITTAL	2ND SITE PLAN SUBMITTAL	3RD SITE PLAN SUBMITTAL	4TH SITE PLAN SUBMITTAL	5TH SITE PLAN SUBMITTAL	6TH SITE PLAN SUBMITTAL	7TH SITE PLAN SUBMITTAL
2		06.31.19							
3		07.26.19							
4		09.24.19							
5		11.22.19							
6		12.20.19							
7		03.30.20							
8		12.18.20							

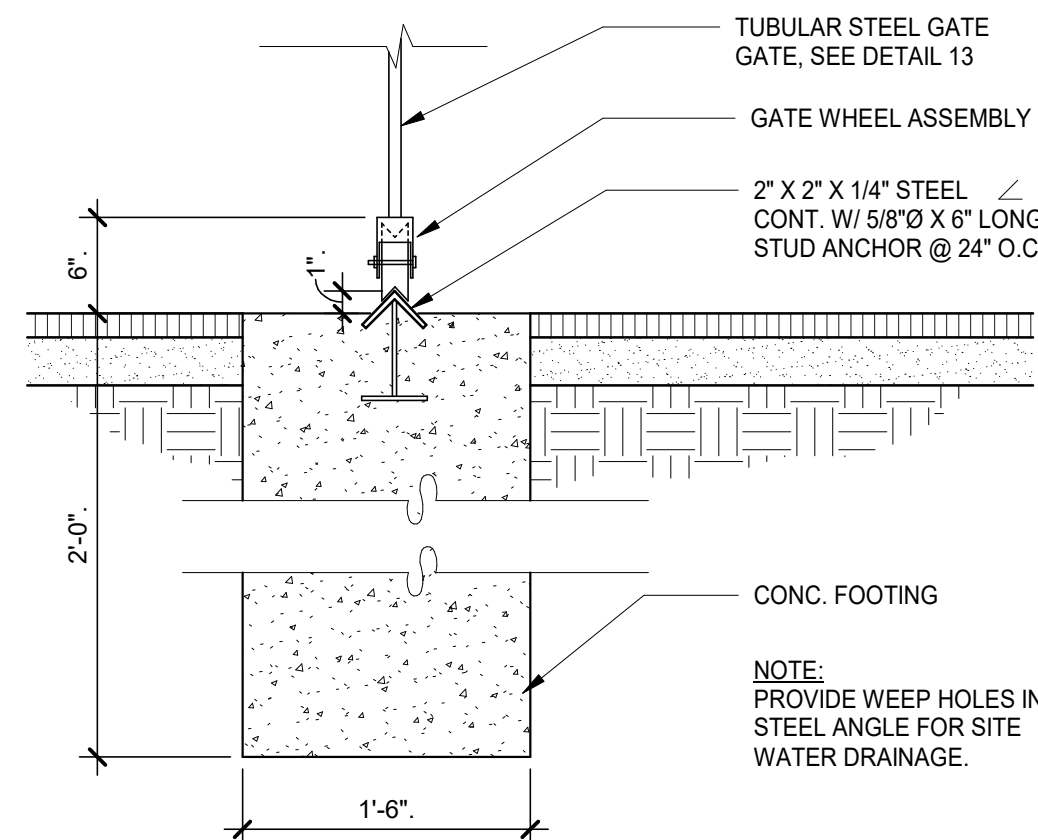
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DRAWN BY:	KTS
JOB NO.:	19.113

SHEET  
LANDSCAPE  
NOTES





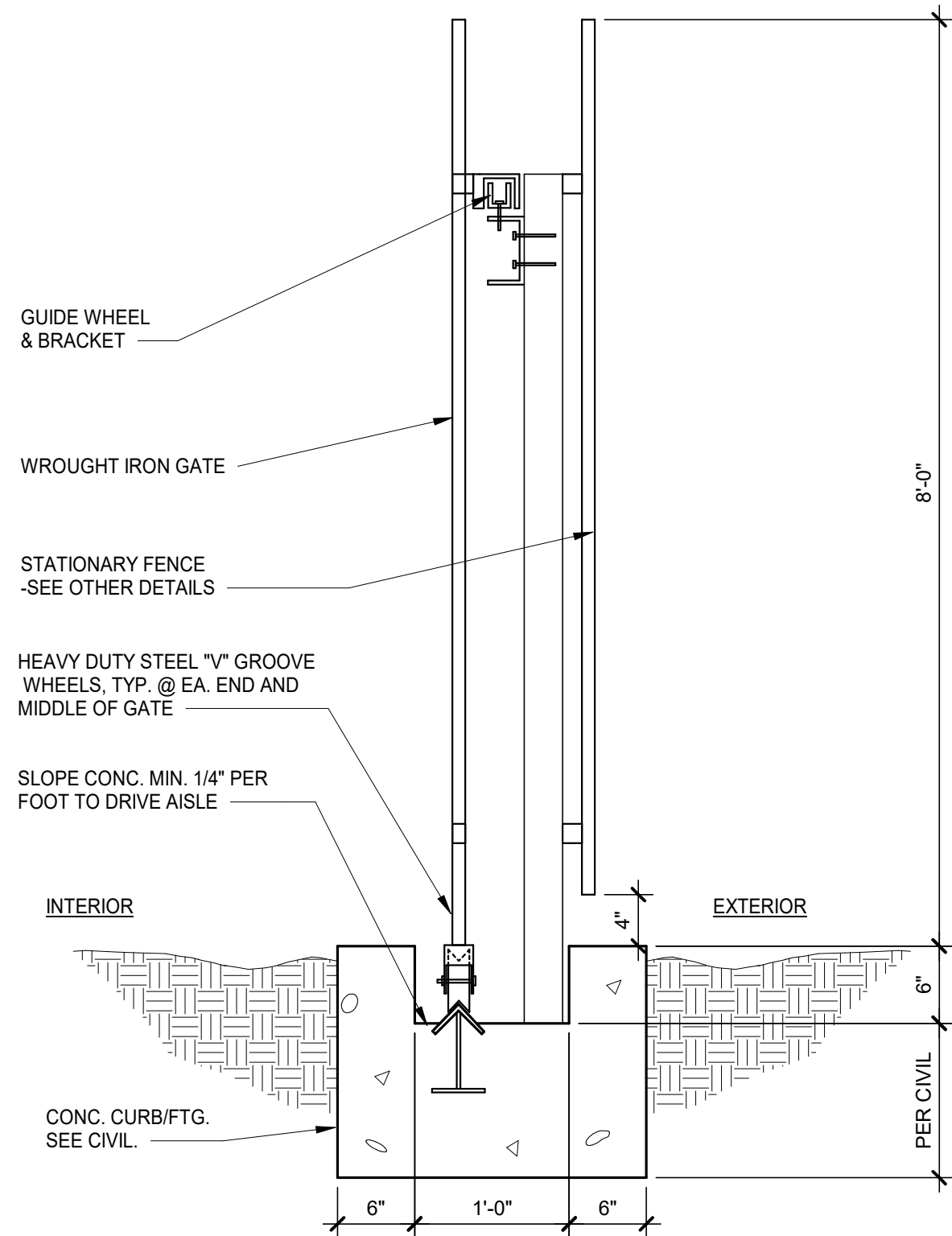




SLIDING GATE - TRACK

SCALE: 3/4" = 1'-0"

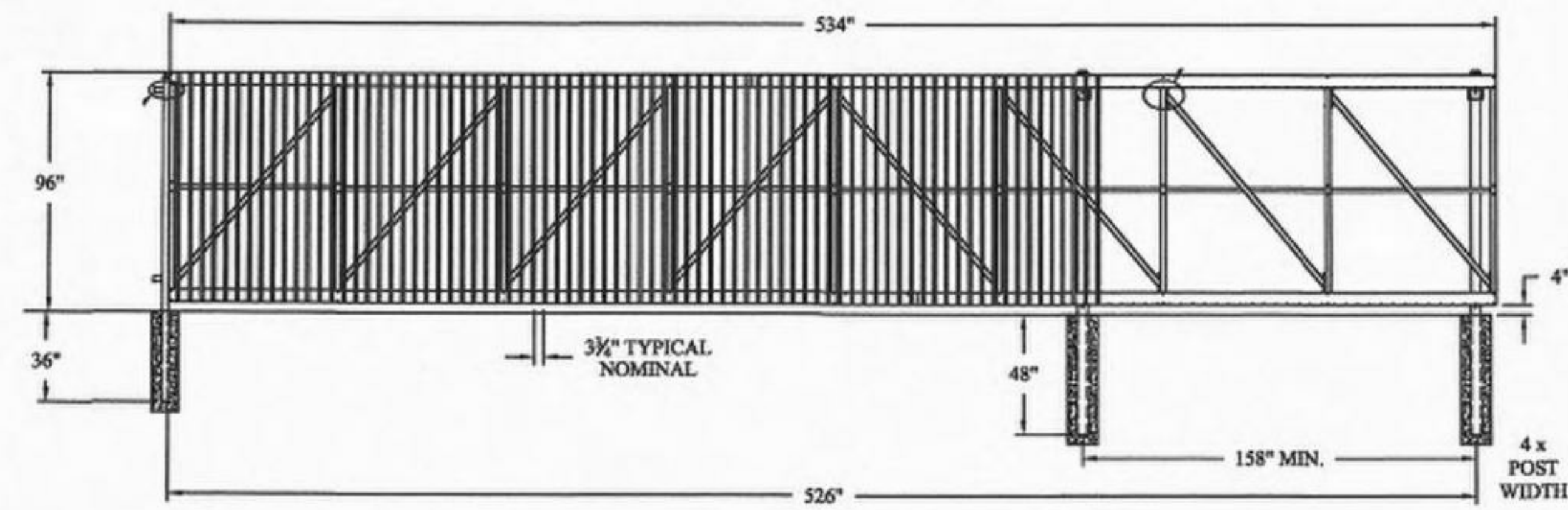
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SLIDING GATE - SECTION

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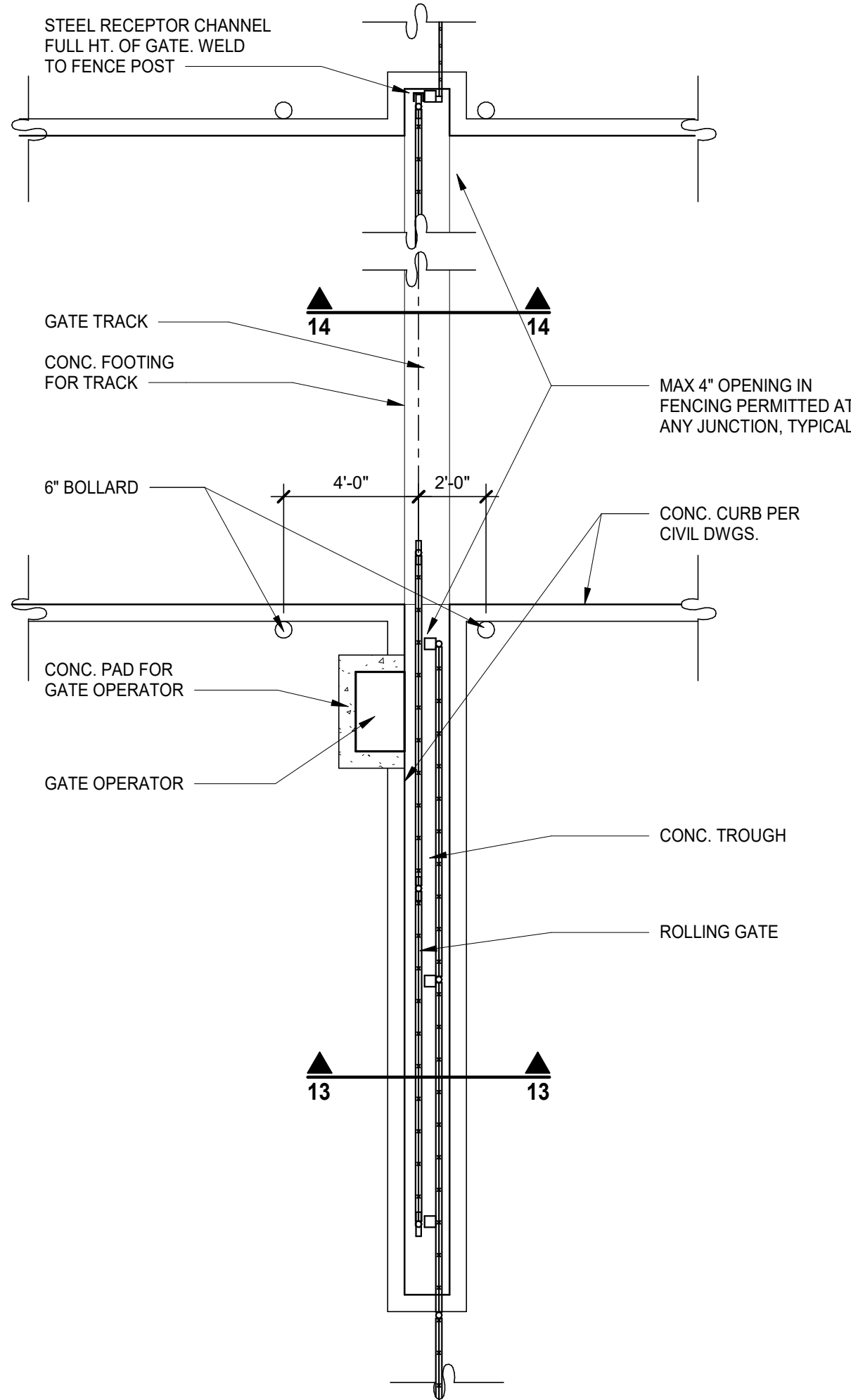
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SLIDING GATE ELEVATION

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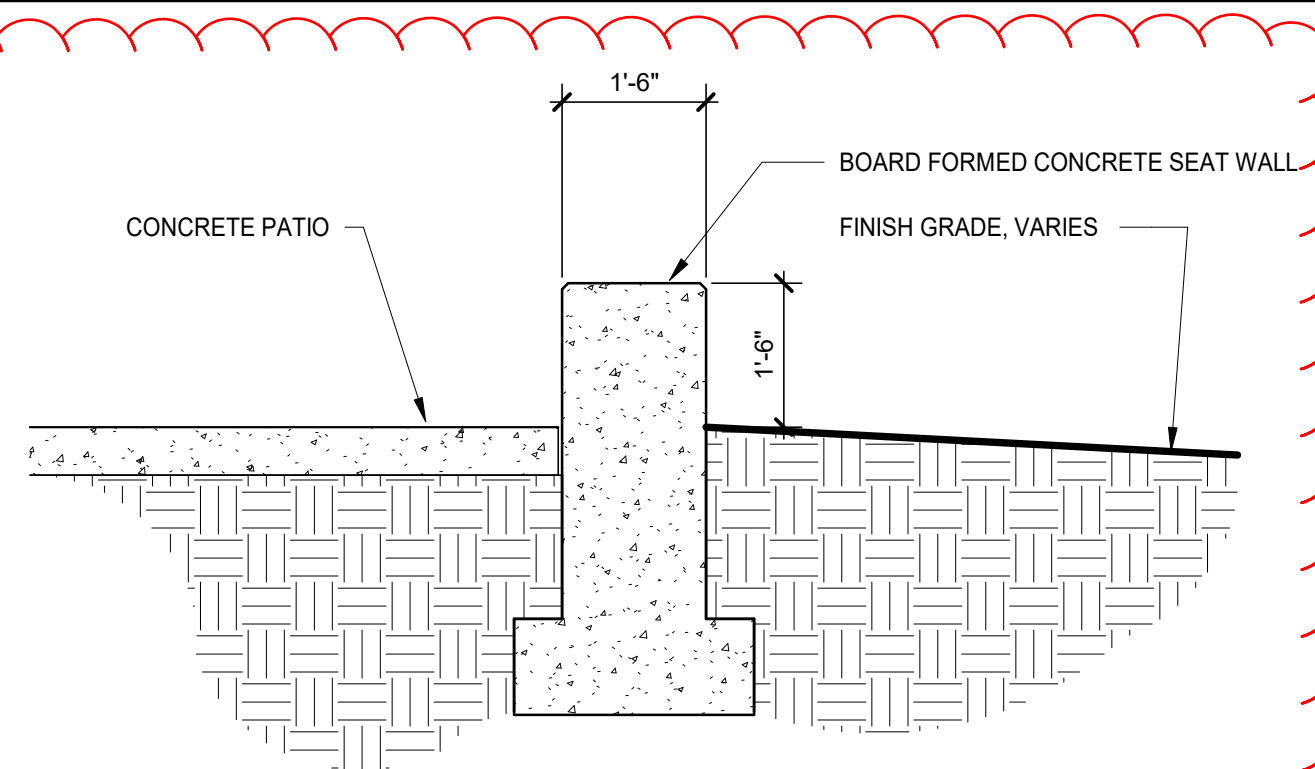
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SLIDING GATE-PLAN

SCALE: 1/4" = 1'-0"

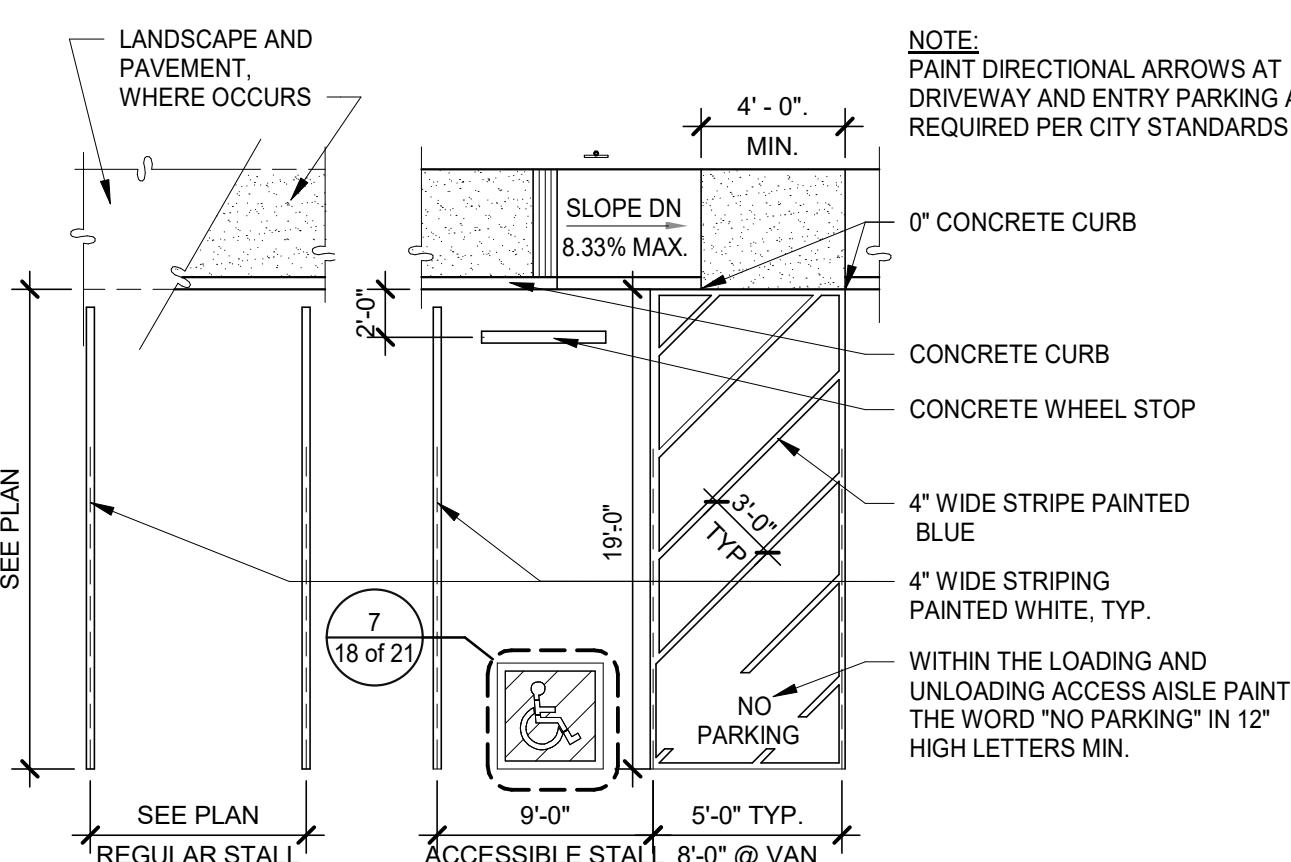
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SEAT WALL

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

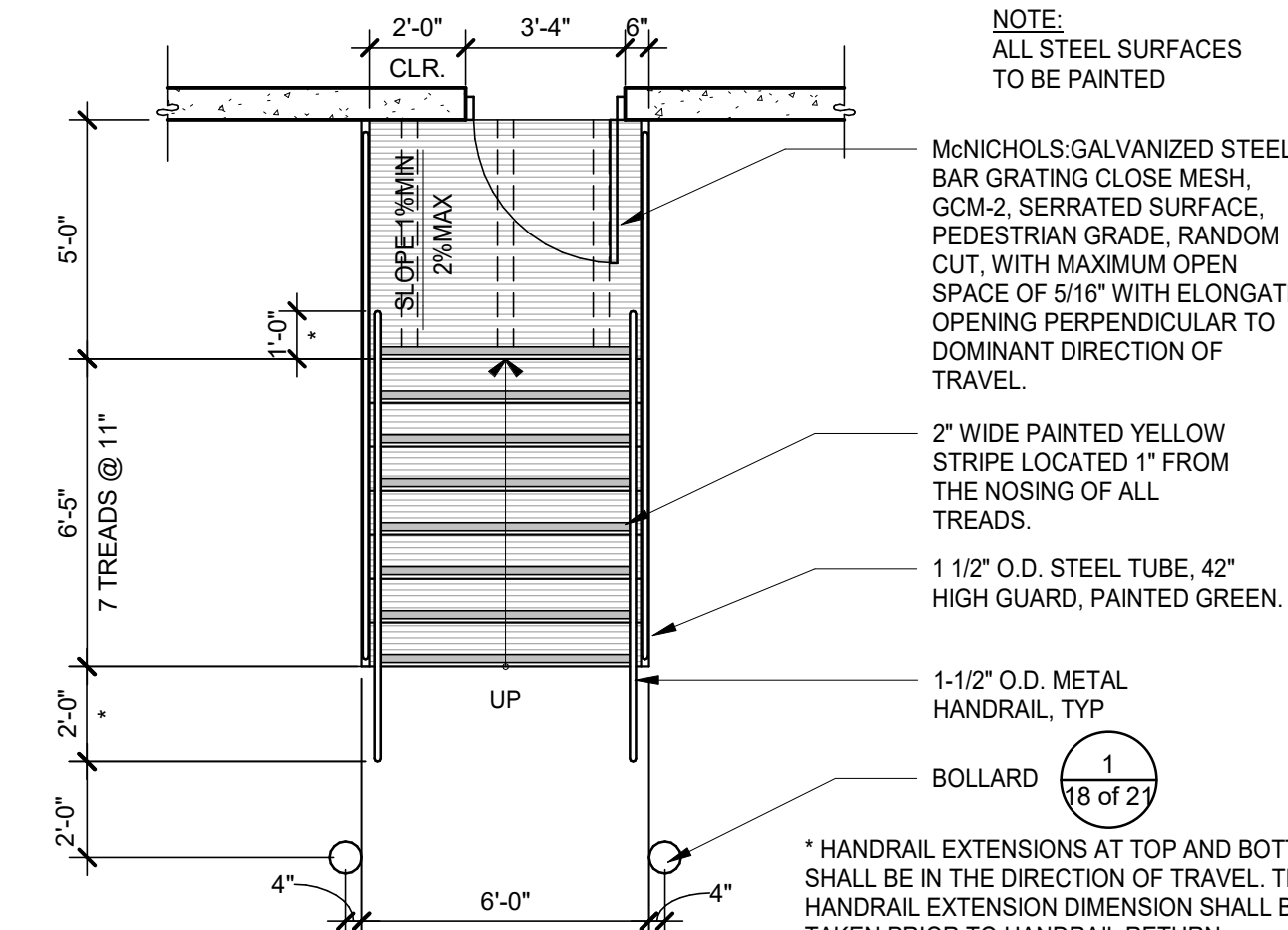
11



TYPICAL PARKING STALLS

SCALE: 1/8" = 1'-0"

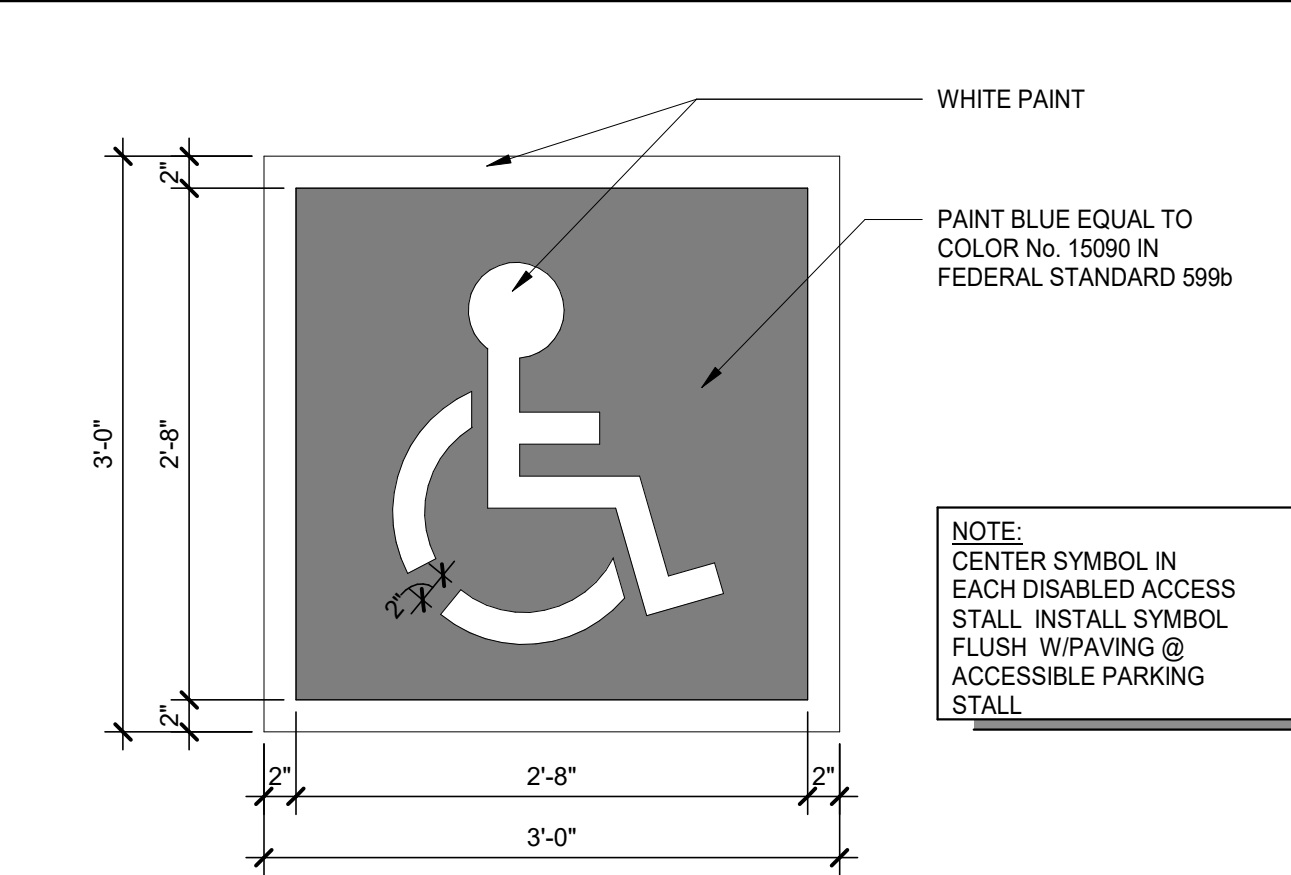
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EXTERIOR STEEL STAIR PLAN

SCALE: 1/4" = 1'-0"

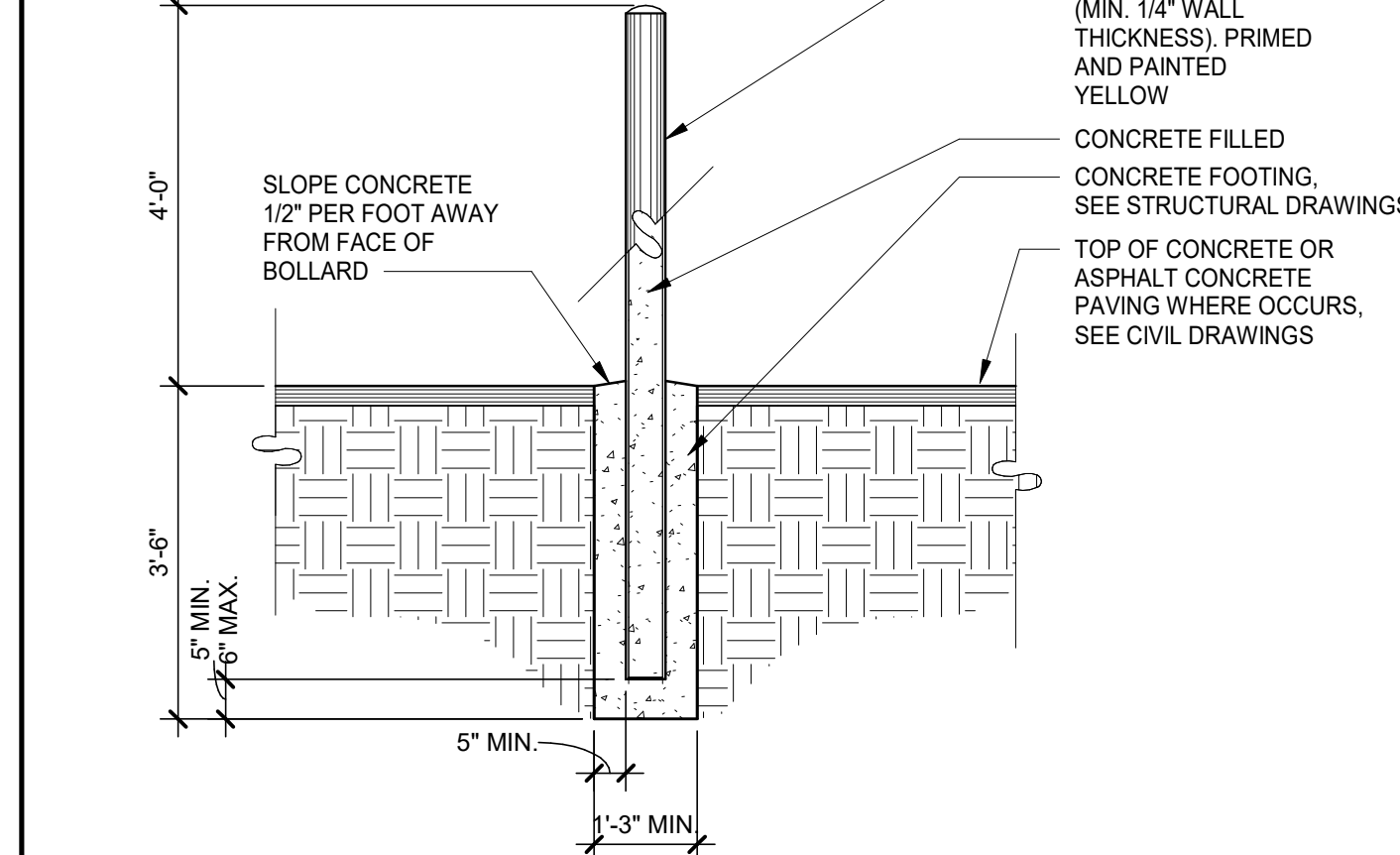
6



ACCESSIBLE STALL SYMBOL

SCALE: 1" = 1'-0"

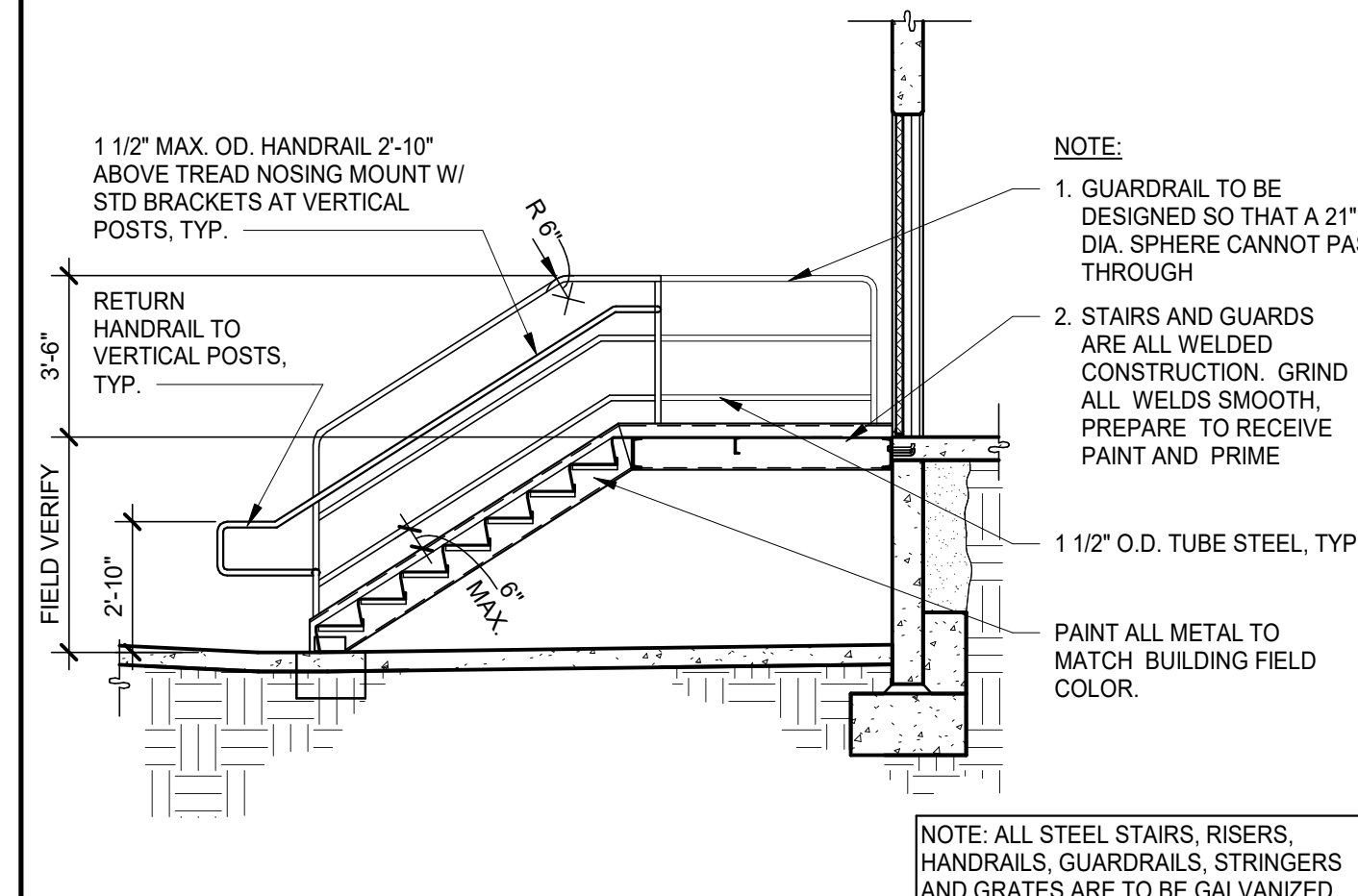
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BOLLARD

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

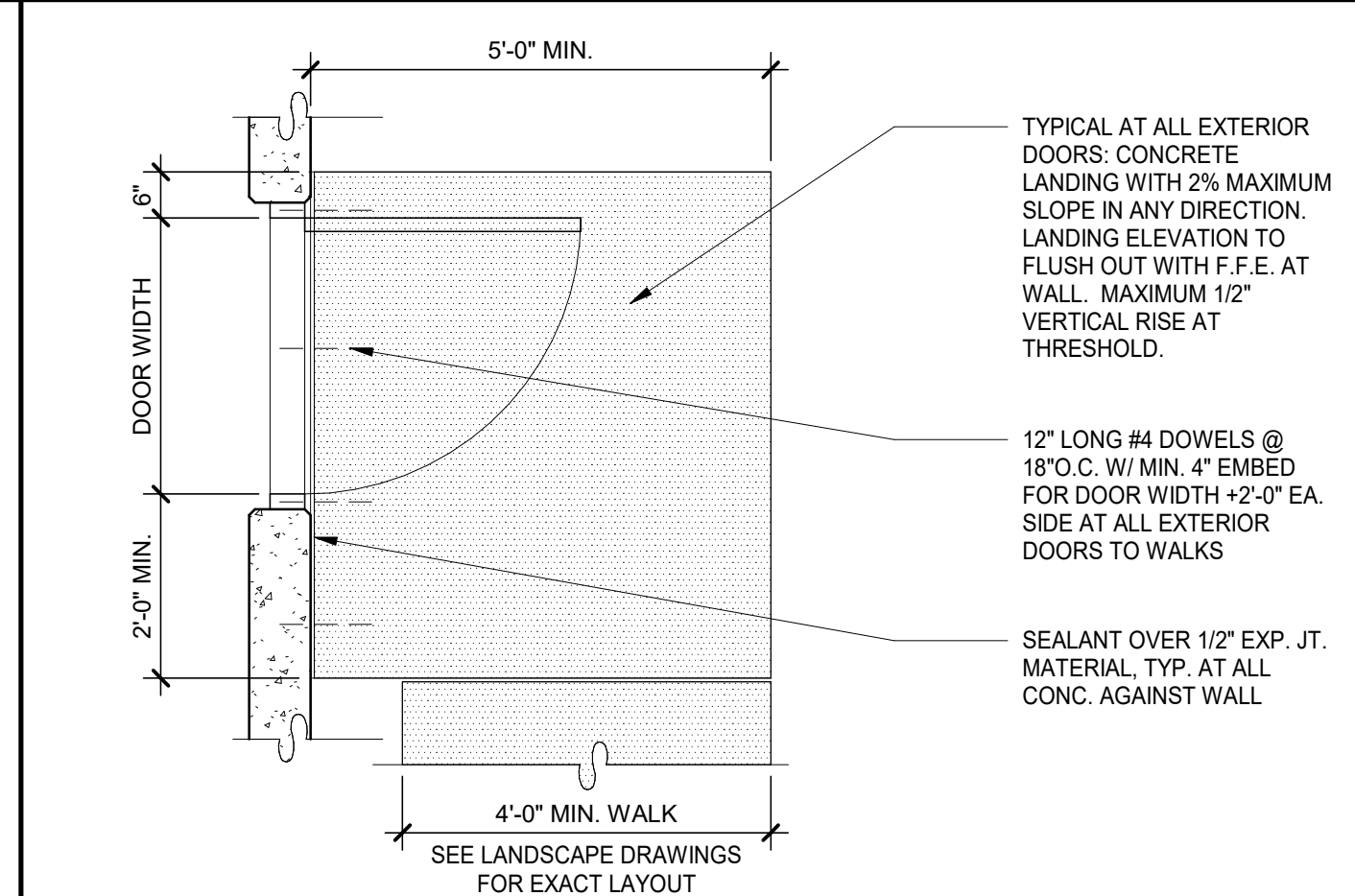
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STAIR SECTION

SCALE: 1/4" = 1'-0"

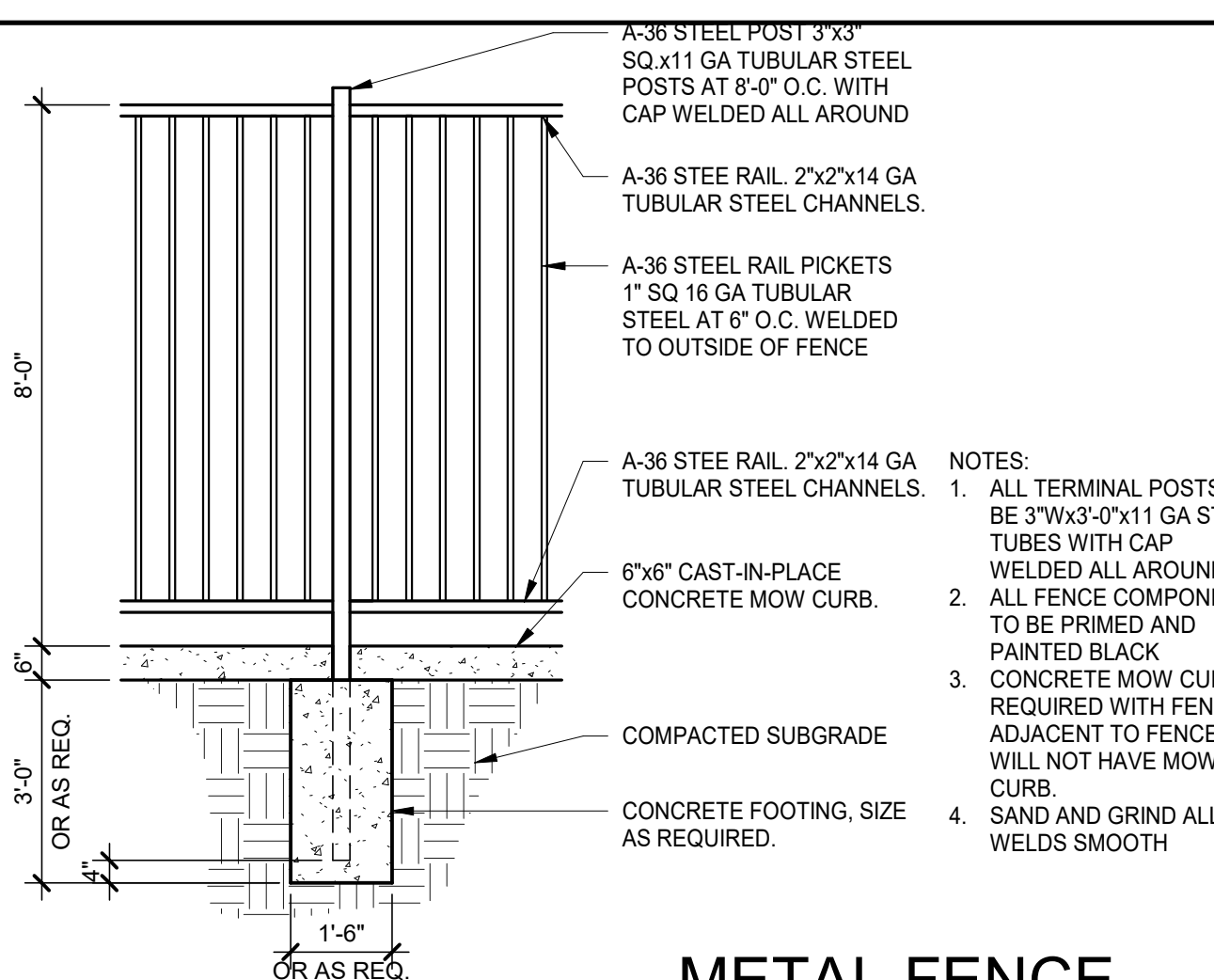
2



CONCRETE LANDING

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

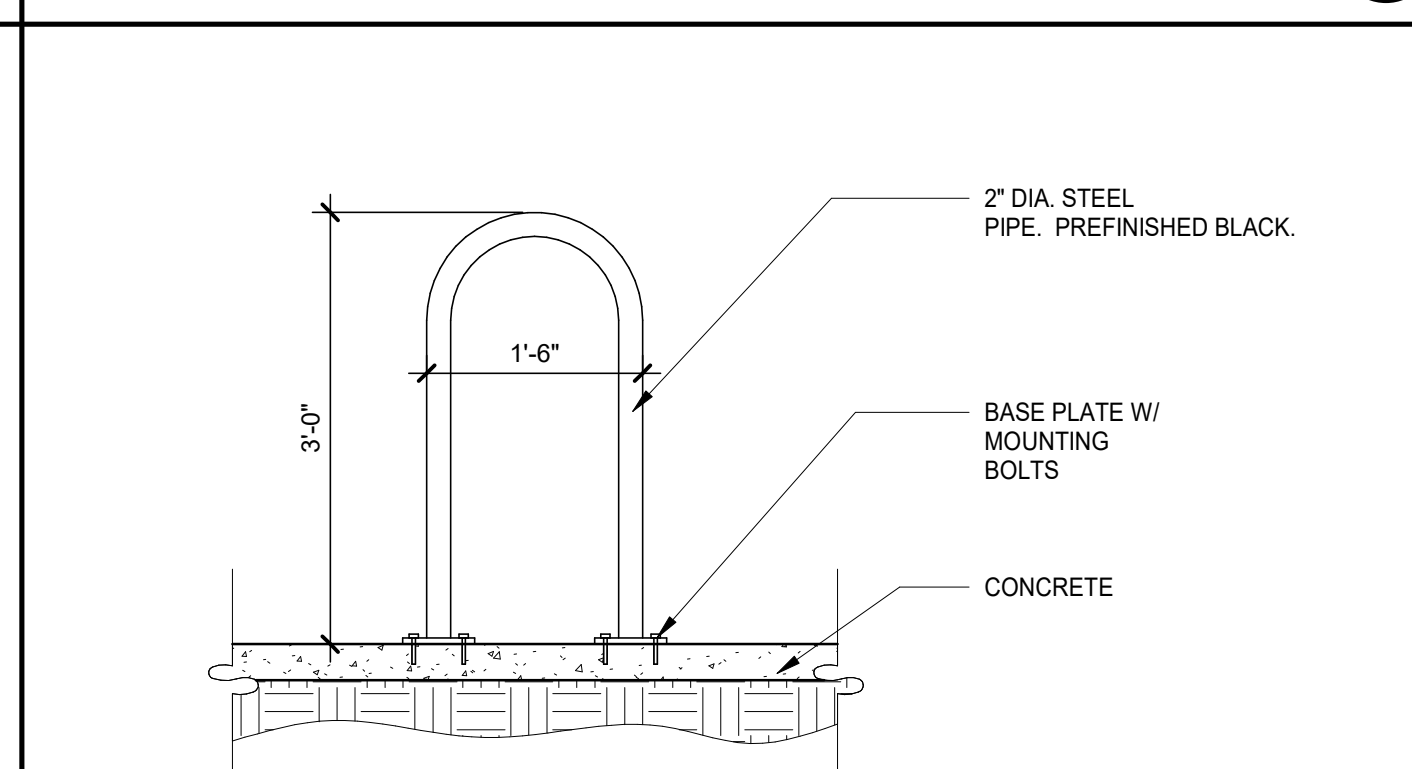
3



METAL FENCE

SCALE: 3/8" = 1'-0"

8



BIKE PARKING DETAIL

SCALE: 3/4" = 1'-0"

4

PROLOGIS PARK 70 BUILDING 19  
SITE PLAN

SITE DETAILS

DATE	REMARKS
09/24/2019	3RD SITE PLAN SUBMITTAL
11/22/2019	TECHNICAL CORRECTIONS
01/10/2020	TECHNICAL CORRECTIONS
02/03/2020	TECHNICAL CORRECTIONS
04/20/2020	OWNER REVISIONS
05/18/2020	OWNER REVISIONS
07/21/2020	TECHNICAL CORRECTIONS
08/07/2020	PAINT COLOR REVISIONS
08/27/2020	TECHNICAL CORRECTIONS

PA/PM:	RJK
DRAWN BY:.	RSK
JOB NO.:	DEN19-0017-00