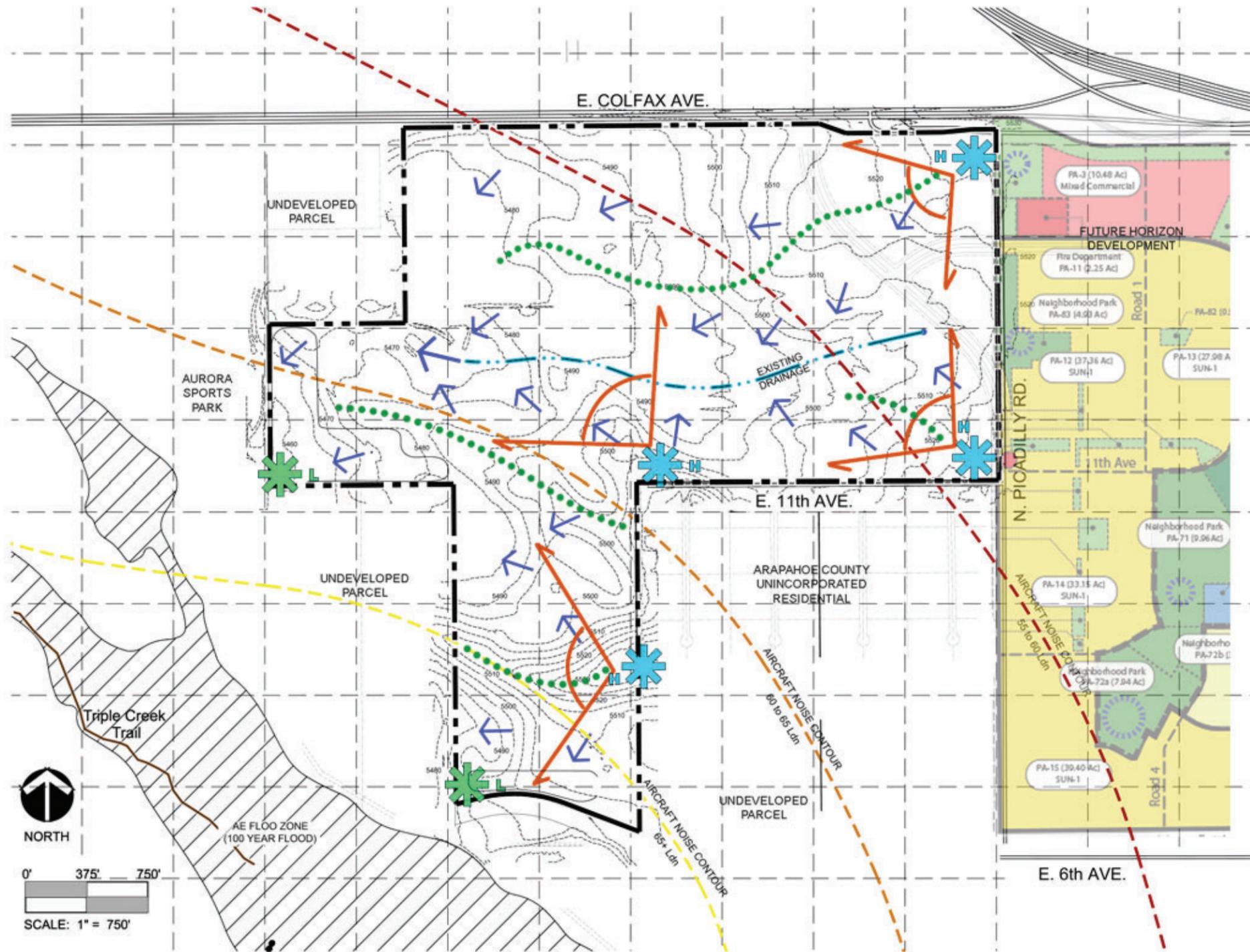


Stafford Logistics Center Existing Conditions Map Tab #4 Natural Features Map

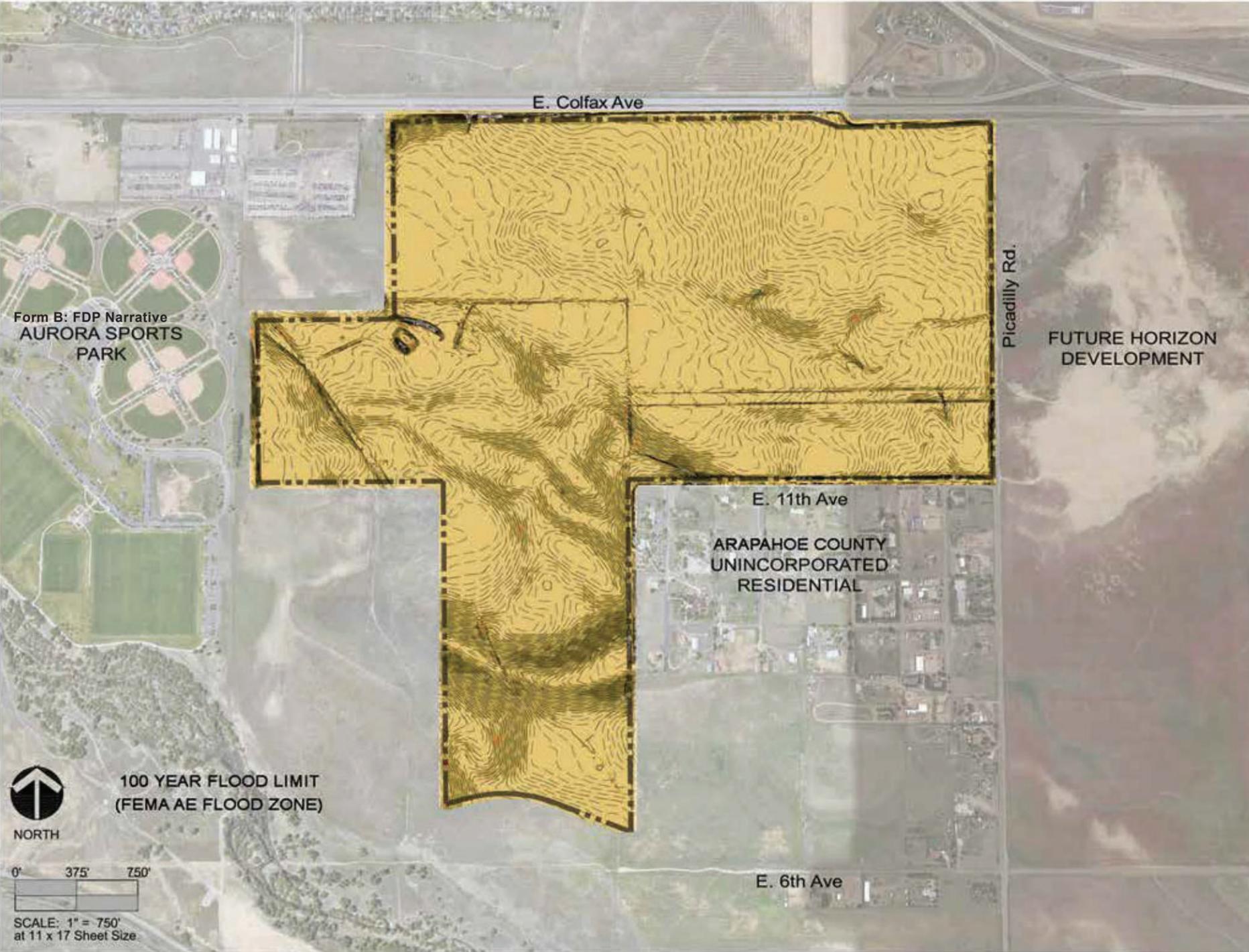


LEGEND:

	PROPERTY BOUNDARY
	10 ACRE REFERENCE GRID
	AIRCRAFT NOISE EXPOSURE BUCKLEY AIRFORCE BASE
	EXISTING GRADING HIGH POINT
	EXISTING GRADING LOW POINT
	VIEW CORRIDOR
	RIDGE
	EXISTING GRADING SURFACE FLOW (ARROWS POINT DOWN HILL)
	EXISTING GRADING DRAINAGE PATH
	100 YEAR FLOOD LIMIT (FEMA AE FLOOD ZONE)

Note: 1. Images and Graphics are solely for reference purposes only.
2. First Creek Trail is located approximately 5 miles north of site.

Stafford Logistics Center Existing Conditions Map Tab #4 Slope Analysis



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	14522672.6 S.F.	[Lightest Yellow]
2	5.00%	10.00%	3034765.0 S.F.	[Light Yellow]
3	10.00%	15.00%	663958.5 S.F.	[Yellow-Green]
4	15.00%	20.00%	236809.5 S.F.	[Green]
5	20.00%	25.00%	128707.8 S.F.	[Darkest Green]

Note: Images and Graphics are solely for reference purposes only.

**Re: Stafford Logistics Center FDP (#1263713)
Tab #4: Existing Conditions – Forestry**

4th Submittal: July 3, 2019

Date Completed: Feb 28,2019

Report Completed By: Arborscape Services - 3165 Zuni St. Englewood, CO 80010

I inspected the trees located at the Stafford Logistics Project location located at the northwest corner of 111th Avenue and Picadilly Road in Aurora, Colorado. The existing trees are all located in the section just north of 11th avenue.

The trees species in this section are: Russian Olive (*Elaeagnus angustifolia*), Honeylocust (*Gleditsia triacanthos*), Peachleaf willow (*Salix amygaloides*), and Siberian Elm (*Ulmus pumila*).

Most of the trees in this section are in extremely poor condition, with the exception of the few smaller elm seedlings and two honeylocusts. All of the willows except one are completely dead from cold temperature injury and cytospora canker. That one surviving Willow tree is half dead.

Many of the elms are dead from cold temperature industry, and most of the surviving trees are multi-stemmed from repeated injury and regrowth from stump sprouts and are in poor shape. All have many dead branches. The value of these trees in arguable. Most are not worth keeping due to their poor condition. Since most are multi-stem trees, it is difficult to put them into diameter inch classes for replacement with new trees. I have listed all the trunk diameters I can. The other trees are listed by heights in feet.

There is one Russian Olive in fair condition with some squirrel damage.

The best trees in this section are two honeylocusts in good condition.

None of these trees have been planted. All have grown wild.

This area also has thickets of mostly Three Leafed Sumac (*Rhus aromatic*) and Chokecherry (*Prunus virginiana*) shrubs.

I have attached maps showing all trees on the property. Dead trees are marked with white push pin graphics and all live trees are marked with green tree graphics.

Note: All mitigation details will be provided at time of CSP.

George Biedenstein
ISA Board Certified Master Arborist #RM 0756B
Cell 303.587.8069

Species	Diameter Size	Clump Trees Height	Number of Trees
Russian Olive (<i>Elaeagnus angustifolia</i>)	30"		1
Honeylocust (<i>Gleditsia triacanthos</i>)	10"		1
	22"		1
Peachleaf Willow (<i>Salix Amygaloides</i>)		40'	1
Siberian Elm (<i>Ulmus pumila</i>)	2"		1
	6"		1
	9"		1
	10"		1
	12"		1
	26"		1
	30"		1
		6'	1
		8'	1
		10'	3
		15'	2
		40'	2
			18 live trees total
Dead Willows			27
Dead Elms			7
			34 dead trees total

**Re: Stafford Logistics Center FDP (#1263713)
TAB #4: Site Analysis Narrative (FORM A)**

Submitted: December 17, 2018
2nd Submittal: March 4, 2019
3rd Submittal: April 22, 2019
4th Submittal: July 3, 2019

1. General Site Character

Briefly describe the existing location and physical character of your site. What are its most important and distinguishing features?

Stafford Logistics Center is located on Section 2, Township 4 South, Range 66 West of the 6th principal meridian, City of Aurora, County of Arapahoe, state of Colorado; generally lying southwest of the intersection of existing Colfax Avenue and Picadilly Road. The proposed Stafford Logistics Center development consists of approximately 347 acres. Currently, access can be achieved via Colfax and Picadilly. The site is generally bounded by Colfax Avenue on the north, Picadilly Road on the east, City of Aurora Sports Park to the west and Horizon Master Planned Development (Unincorporated Arapahoe County) along with 6th Avenue to the south.

The property character is that of open plains with gentle slopes. There are no existing buildings / structures on the property.

2. Site Assets

Based on your site analysis, what are your site's most important physical assets and potential amenities? Consider location, relationship to existing and proposed transportation networks, scenic beauty, recreation potential, special natural resources, etc.

The most significant asset of the Stafford Logistics Center is the developments location. It will have direct access to East Colfax Avenue and Picadilly Road which provides easy access to the I-70 and E-470 transportation routes. The proposed light industrial and mixed commercial development will generate new jobs, much needed goods & services which support growth to the surrounding region.

Landscaped streets, open space and an east-west storm water corridor with a community trail will provide a scenic connection between the Aurora Sports Park and the future Horizon development. This connection is also a buffer to the residential neighborhood to the south in unincorporated Arapahoe County.

3. Site Restrictions

Based on your site analysis, what are the physical restrictions and site characteristics that may pose a challenge to development? Consider location, nature of surrounding conditions, environmental pollution, airport noise contours, lack of existing infrastructure, steep slopes, etc.

The property is located within the Airport Influence District of Buckley Air Force Base. At the time of plat, an aviation easement will have to be conveyed to the City of Aurora. More specifically, the property lies within LDN 60 and LDN 65 subareas. Noise level reduction measures are required in all areas where the public is received to achieve an interior noise level reduction of 25 decibels in A-weighted levels.

The stormwater corridor, mentioned above as a benefit, located on the south boundary of the site runs from east

to west also creates a challenge for a property of this size in regard to site engineering and valuable real estate development.

There are areas where slope exceeds 6% and proper grading and engineered walls will have to be placed.

4. Design Response to Site Assets

How does your proposed development plan take advantage of all the site assets identified by your analysis?

The proposed road network includes a primary industrial entry on the north side of the property, which directs traffic to the I-70 interchange. The road network also includes a secondary industrial entry at the south end of the property, which provides access to Highway 30 (E. 6th Avenue). The reconfigured intersection of Colfax Avenue & Picadilly Road will create a commercial node with easy access to the future Horizon's development to the east. The proposed streetscapes and landscape buffers will generate a desirable atmosphere for the future workers and neighbors of the Stafford Logistics Center.

The storm water corridor will embrace the opportunity for a community trail and scenic pedestrian corridor from the east (Future Horizon Development) to the west where the Aurora Sports Park is located.

5. Design Response to Site Challenges

How does your development plan deal with the site's development constraints as identified above? Have you considered alternate strategies to deal with these problems? If so, why did you select the particular approach shown on your development plan?

The required drainage conveyance corridor will be carefully designed to provide an eco-sensitive landscape corridor through the project while meeting or exceeding the requirements of Urban Drainage and other City of Aurora standards. The corridor will provide functional drainage, as well as community open space. A community trail will accompany the natural canal, providing important connectivity to the surrounding land uses.

As for the location of the site within the Airport Influence District of Buckley Air Force Base, all standards and design guidelines will be followed to satisfy their requirements.

The slope of the site will have to be strategically engineered and retaining walls designed to meet the City of Aurora Standards.

6. Development Impacts on Existing Site Conditions

What are the impacts of your project on the existing character of the site and its immediate surroundings? What improvements will your development make? How have any impacts been mitigated? Consider impacts on environmental quality, aesthetic appearance, existing open space and natural features, physical infrastructure, etc.

Stafford Logistics Center will participate in the extension of the street and utility networks, in this newly developing area of Aurora. The site will be graded to make the property suitable for development and not adversely affect adjacent developments; this includes the promotion of positive onsite and regional drainage. Detention ponds and an eco-sensitive drainage corridor will be implemented to meet the City's drainage requirements. The proposed building architecture will be designed to meet the E-470 District's Design Guidelines, ensuring that the architecture will make a positive aesthetic impact on the community. Landscaped streets, buffers and foundation plantings will ensure that the development and individual buildings are integrated into the environment.