

A PORTION OF THE NW 1/4 OF SEC 13, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DA-1662-36

1

#	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP
B	02/04/25	2ND SP SUBMITTAL	AJP
C	03/13/25	3RD SP SUBMITTAL	AJP
D	04/17/25	4TH SP SUBMITTAL	AJP

Project No:	KSS000156
Drawn By:	JKS
Checked By:	TDK
Date:	APRIL 2025

OVERALL SITE PLAN

PICADILLY ROAD
(132' PUBLIC ROW)

FUTURE SOUTHBOUND LEFT ON PICADILLY
SCALE: 1" = 80'

NOTE:
SOUTHBOUND LEFT TURN MOVEMENT TO BE ADDED AS PART OF FUTURE ISP AMENDMENT FOR
PICADILLY RD

PICADILLY RD (38TH TO
56TH) BY OTHERS
DA-2342-05
CASE # 2024-6040-00

E MAXWELL PL

PICADILLY ROAD
(132' PUBLIC ROW)

MARKETPLACE AT GVRE
OFFSITE IMPROVEMENT
PLAN BY OTHERS
DA-1662-37
CASE # 2024-6052-00

E 54TH AVE
(68' PUBLIC ROW)

E 56TH AVE
(143.5' PUBLIC ROW)

56TH AVE AT GREEN
VALLEY RANCH EAST
DA-1662-39
CASE # 2025-6007-00

MARKETPLACE AT GVRE
OFFSITE IMPROVEMENT
SITE PLAN BY OTHERS
DA-1662-37
CASE # 2024-6052-00

SKYDANCE BLVD
(68' PUBLIC ROW)

SITE LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED SIGHT TRIANGLE
- PROPOSED INTERIOR LOT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FENCE
- TRAVEL OF ACCESSIBLE ROUTE
- PARKING COUNT
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED PIPE BOLLARD
- PROPOSED ADA PARKING SYMBOL
- PROPOSED WARNING TRUNCATED DOMES
- EXISTING ELECTRICAL PULL BOX
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER INLET
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CART CORRAL
- SEE ARCHITECTURAL AND ARCHITECTURAL PLANS FOR BUILDING SCOPE
- PROPOSED SITE LIGHT (REF. COOPER PHOTOMET)
- PROPOSED FUEL CANOPY LIGHTS (REF. COOPER PHOTOMETRICS)
- PROPOSED FDC
- PROPOSED KNOX BOX

NOTES

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.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET.

BASIS OF BEARING

FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "BOWMAN CONSULTING | T35 | S11/S12/S14/S13 | R66W | 2019 | PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA | T35 1/4 S14-S13 | R66W | 2007 | LS38003".

BENCHMARK

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 356613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM 56613NW002, 2007".

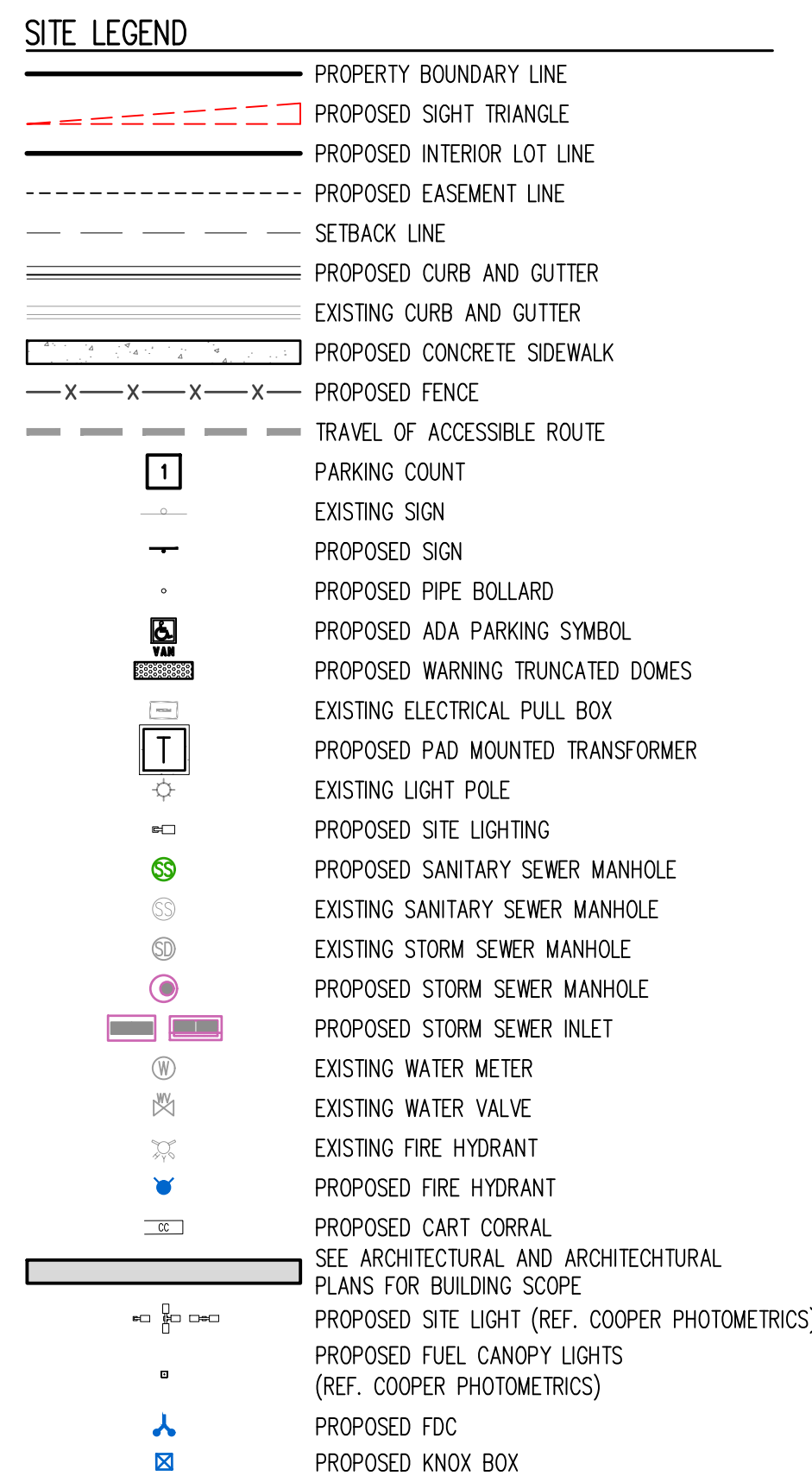
SITE BENCHMARK #1 : ELEVATION = 5442.11' NAVD88, CHISELED "+" IN CONCRETE
SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN

NOTE:

56TH & PICADILLY MARKETPLACE SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTIONS OF 56TH AVENUE & PICADILLY ROAD AS TRAFFIC SIGNAL ESCROW FOR FINAL TRAFFIC SIGNAL CONSTRUCTION. BASED ON THE ANALYSES PROVIDED FOR THIS SITE APPLICATION, THE INTERSECTIONS OF 56TH AVENUE & SKYDANCE BOULEVARD AND PICADILLY ROAD & 54TH AVENUE NEED TO BE CONSTRUCTED AS PART OF THIS DEVELOPMENT. TRAFFIC SIGNALIZATION PLANS WILL BE REQUIRED WITHIN THE CIVIL PLANS SUBMISSION DETAILING ALL CITY OF AURORA STANDARDS PER THE 2025 ROADWAY MANUAL. REIMBURSEMENT OF ALL NON-SITE QUADRANT CORNERS WILL BE MADE BY BOTH THE CITY OF AURORA AND THE COUNTY OF DENVER (PER THE SEPTEMBER 2012 INTERGOVERNMENTAL AGREEMENT - RECEPTION #201300001992). 56TH AVENUE & SKYDANCE BOULEVARD BEING 75% FROM THE CITY OF AURORA AND PICADILLY ROAD & 54TH AVENUE BEING 75% TOTAL (50% FROM THE COUNTY OF DENVER AND 25% FROM THE CITY OF AURORA).

56TH & PICADILLY MARKETPLACE SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTIONS OF

54TH AVENUE AND PICADILLY ROAD,
56TH AVENUE AND PICADILLY ROAD,
56TH AVENUE AND SKYDANCE BLVD,



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TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
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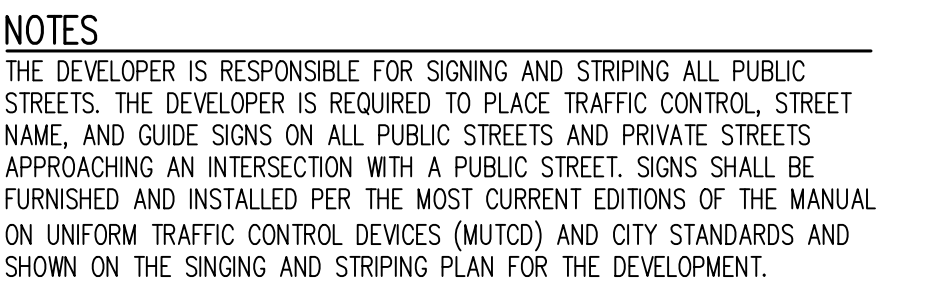
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- | | | | | | | | | | |
|----|--|----|---|----|---|----|---|----|--|
| 1 | PROPOSED SIDEWALK (BY MASTER DEVELOPER) | 12 | PROPOSED ADA ACCESSIBLE PARKING STALL | 23 | PROPOSED FIRE HYDRANT | 34 | PROPOSED FUEL CANOPY | 45 | PROPOSED MINOR MULTI-TENANT MONUMENT SIGN |
| 2 | PROPOSED CONCRETE SIDEWALK (SIZE AS NOTED ON PLAN) | 13 | PROPOSED ADA ACCESSIBLE RAMP | 24 | PROPOSED GREASE INTERCEPTOR (REVIEWED AS PART OF THE PLUMBING SHEETS FOR BUILDING PERMIT) | 35 | PROPOSED UNDERGROUND FUEL TANKS | 46 | PROPOSED "FIRE LANE NO PARKING" SIGN |
| 3 | PROPOSED FLUSH CONCRETE SIDEWALK | 14 | PROPOSED PAINTED PEDESTRIAN CROSSWALK | 25 | PROPOSED MECHANICAL ENCLOSURE AREA | 36 | PROPOSED KNOX BOX | 47 | PROPOSED TRAFFIC SIGNAL EQUIPMENT EASEMENT |
| 4 | PROPOSED CONCRETE CROSS PAN | 15 | PROPOSED PAINTED TRAFFIC MARKINGS AND SYMBOLS | 26 | PROPOSED BOLLARDS | 37 | EMERGENCY SHUT OFF | 48 | PROPOSED WATER METER |
| 5 | PROPOSED FUTURE SIDEWALK | 16 | PROPOSED PAINTED 4" SOLID WHITE STRIPING | 27 | PROPOSED TRANSFORMER | 38 | PROPOSED BLACK STEEL VENT RISERS | 49 | PROPOSED CONCRETE CURB OPENING |
| 6 | PROPOSED LANDSCAPE AREA (REF. LANDSCAPE SHEETS) | 17 | PROPOSED TRASH COMPACTOR | 28 | PROPOSED STORM MANHOLE | 39 | PROPOSED AIR TANK | 50 | PROPOSED W11-2 & W16-7P ON SINGLE SIGN POST |
| 7 | PROPOSED CART PASSTHROUGH | 18 | PROPOSED TRASH ENCLOSURE | 29 | PROPOSED STORM INLET | 40 | PROPOSED PROPANE CAGE | 51 | PROPOSED ADA ACCESSIBLE RAMP (BY MASTER DEVELOPER) |
| 8 | PROPOSED BICYCLE RACKS | 19 | PROPOSED MAJOR MULTI TENANT MONUMENT SIGN | 30 | PROPOSED CONCRETE LOADING DOCK | 41 | PROPOSED ELECTRIC TRANSFORMER | 52 | PROPOSED FLARED END SECTION WITH SAFETY GRATE |
| 9 | PROPOSED GROCERY PICKUP PARKING STALLS | 20 | PROPOSED BUILDING FDC | 31 | PROPOSED STOP SIGN | 42 | PROPOSED DEF FUEL DISPENSER BY CG. CG TO COORDINATE INSTALLATION OF DEF | 53 | PROPOSED CURB AND GUTTER (BY MASTER DEVELOPER) |
| 10 | PROPOSED PHARMACY DRIVE THRU | 21 | PROPOSED BUILDING DOWNSPOUTS | 32 | PROPOSED MULTIPLE PRODUCT DISPENSER (TYP. 7) | 43 | PROPOSED OUTDOOR SEATING AREA | 54 | PROPOSED GENERATOR |
| 11 | PROPOSED PARKING STALL | 22 | EXISTING FIRE HYDRANT TO REMAIN | 33 | PROPOSED KIOSK WITH EMPLOYEE RESTROOM | 44 | PROPOSED SITE LIGHT (REF. COOPER PHOTOMETRICS) | | |



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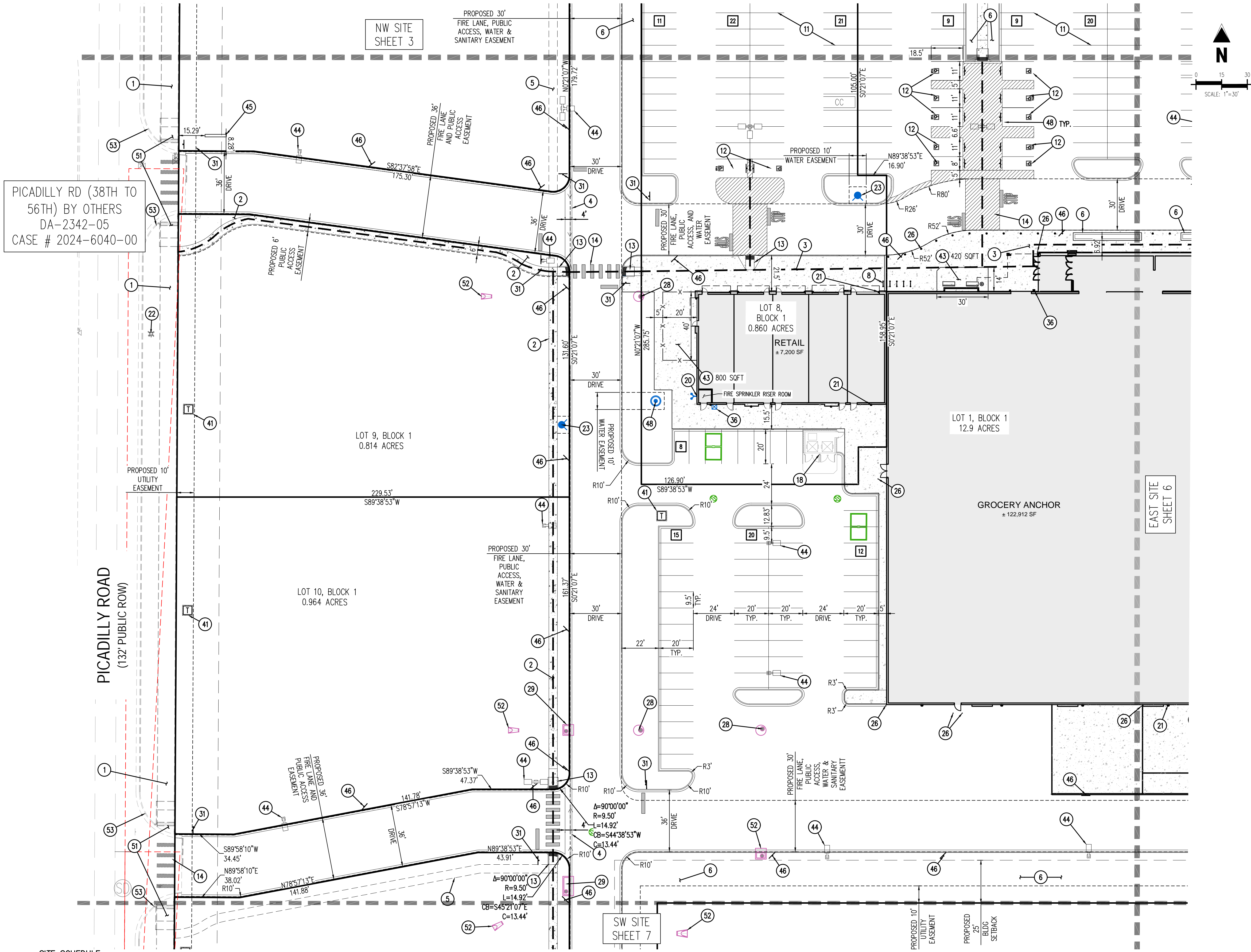
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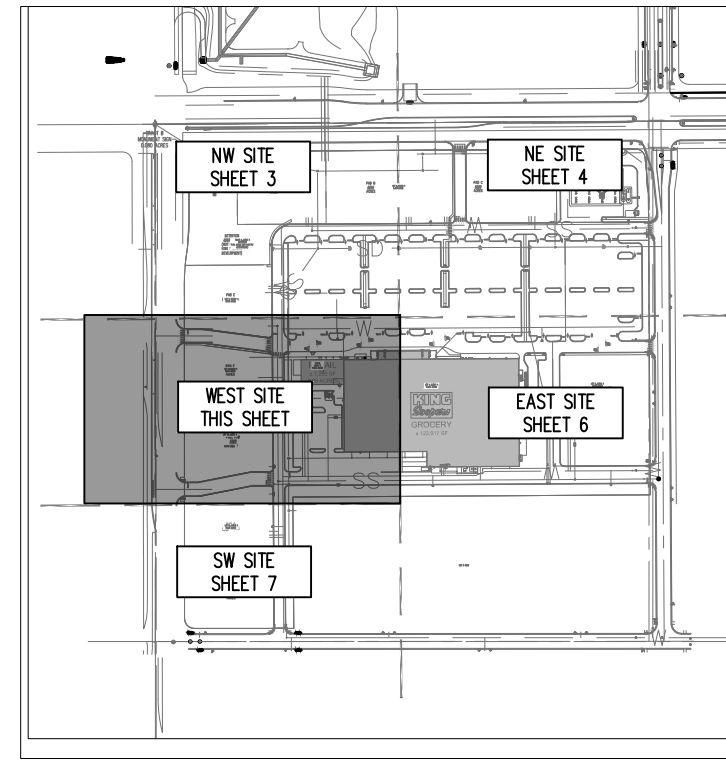
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PICADILLY RD (38TH TO 56TH) BY OTHERS
DA-2342-05
CASE # 2024-6040-00



KEYMAP
SCALE: 1"=500'

- SITE LEGEND**
- PROPERTY BOUNDARY LINE
 - PROPOSED SIGHT TRIANGLE
 - PROPOSED INTERIOR LOT LINE
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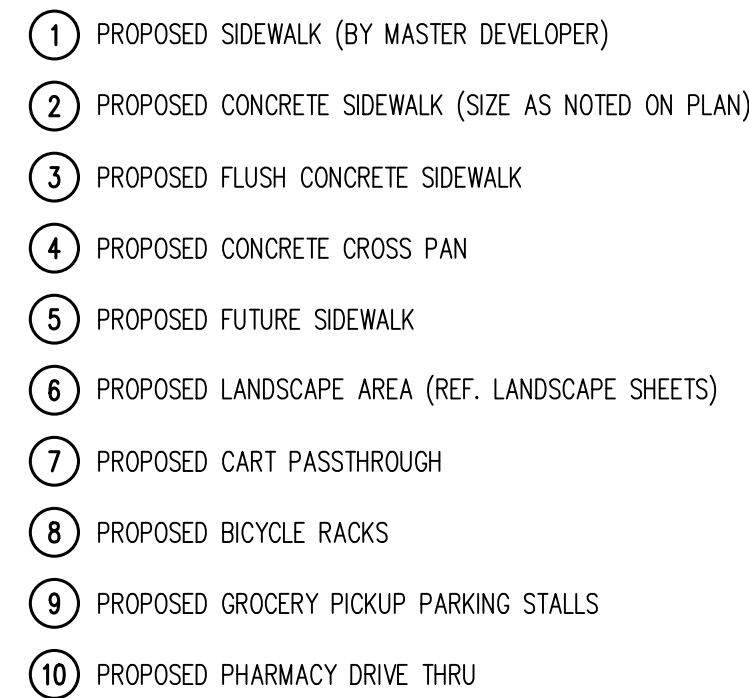
SITE SCHEDULE

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Project No:	KSS000156
Drawn By:	JKS
Checked By:	TDK
Date:	APRIL 2025

WEST SITE PLAN



- (12) PROPOSED ADA ACCESSIBLE PARKING STALL
- (13) PROPOSED ADA ACCESSIBLE RAMP
- (14) PROPOSED PAINTED PEDESTRIAN CROSSWALK
- (15) PROPOSED PAINTED TRAFFIC MARKINGS AND SYMBOLS
- (16) PROPOSED PAINTED 4" SOLID WHITE STRIPING
- (17) PROPOSED TRASH COMPACTOR
- (18) PROPOSED TRASH ENCLOSURE
- (19) PROPOSED MAJOR MULTI TENANT MONUMENT SIGN
- (20) PROPOSED BUILDING FDC
- (21) PROPOSED BUILDING DOWNSPOUTS

- 23 PROPOSED FIRE HYDRANT
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	PROPOSED FDC
	PROPOSED KNOX BOX

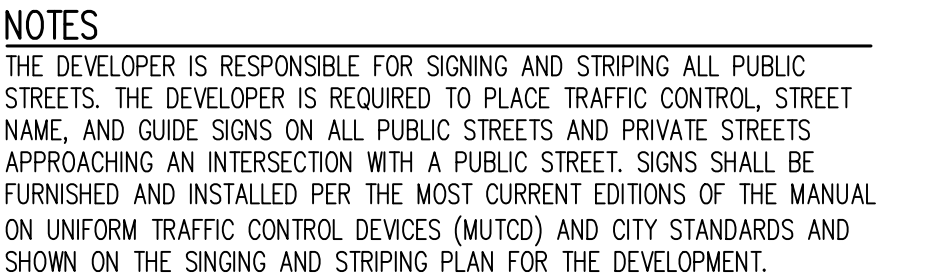
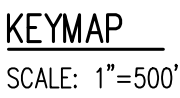
THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SINGING AND STRIPING PLAN FOR THE DEVELOPMENT.

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET:

FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°11'50"E AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "BOWMAN CONSULTING | T35 | S11/S12/S14/S13 | R66W | 2019 | PL3 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA | T3S 1/4 S14-S13 | R66W | 2007 | L3S38003".

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 3S6613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM S6613NW002, 2007".

SITE BENCHMARK #1 : ELEVATION = 5442.11' NAVD88, CHISELED "+" IN CONCRETE
SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE

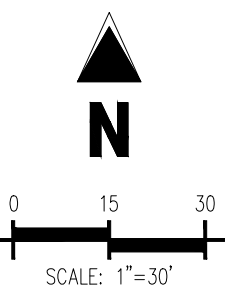


A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE
PARTICULARLY DESCRIBED ON COVER SHEET:

FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST
LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E
AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED "BOWMAN CONSULTING | T3S | S11/S12/S14/S13 | R66W | 2019 |
PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED "CITY OF AURORA | T3S | S14 | S14-S13 | R66W | 2007 | LS38003".

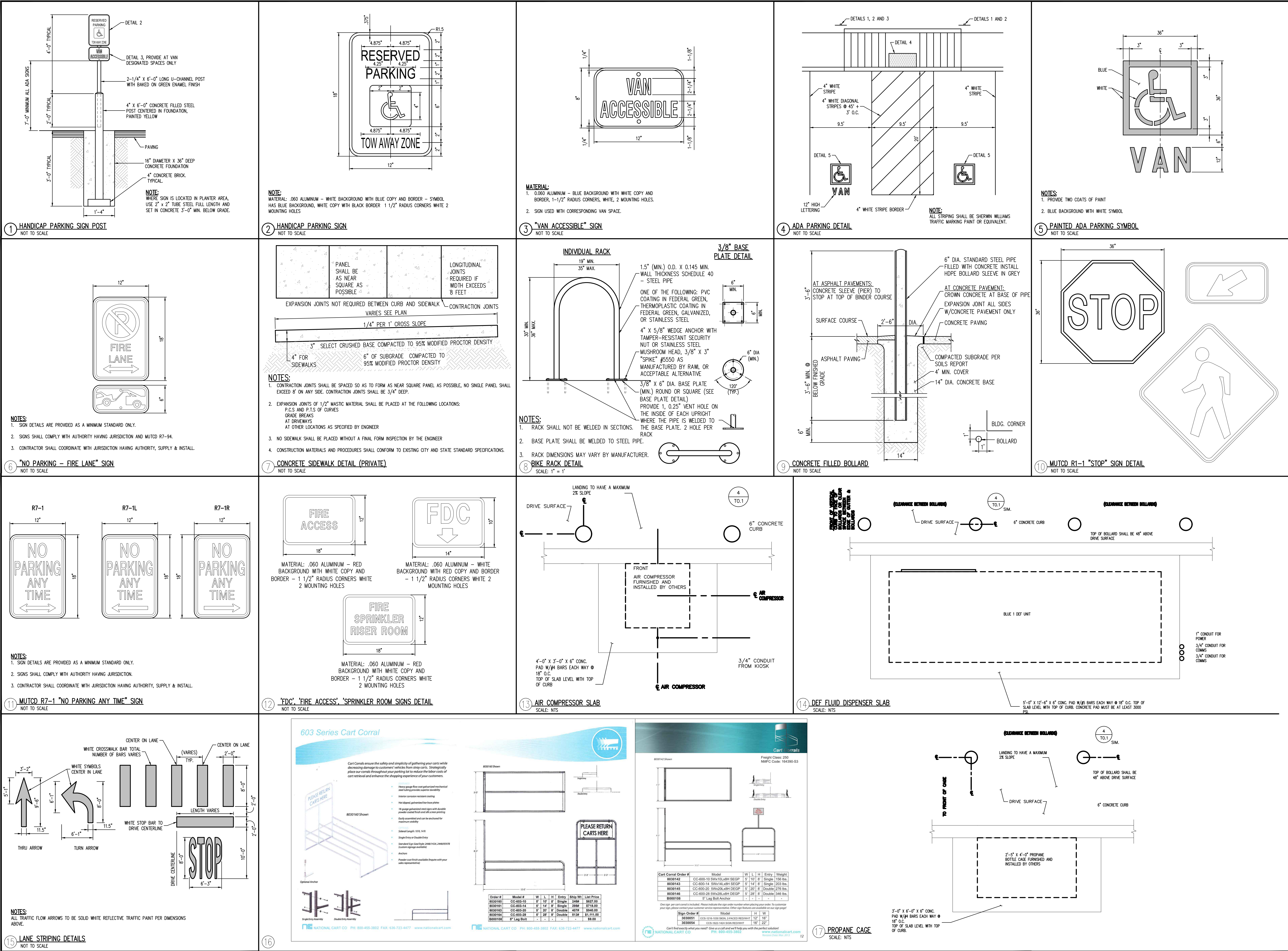
SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 3S6613NW002, ELEVATION = 5433.99' NAVD88
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SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE



1	PROPOSED SIDEWALK (BY MASTER DEVELOPER)	12	PROPOSED ADA ACCESSIBLE PARKING STALL	23	PROPOSED FIRE HYDRANT
2	PROPOSED CONCRETE SIDEWALK (SIZE AS NOTED ON PLAN)	13	PROPOSED ADA ACCESSIBLE RAMP	24	PROPOSED GREASE INTERCEPTOR (REVIEWED AS PART OF THE PLUMBING SHEETS FOR BUILDING PERMIT)
3	PROPOSED FLUSH CONCRETE SIDEWALK	14	PROPOSED PAINTED PEDESTRIAN CROSSWALK	25	PROPOSED MECHANICAL ENCLOSURE AREA
4	PROPOSED CONCRETE CROSS PAN	15	PROPOSED PAINTED TRAFFIC MARKINGS AND SYMBOLS	26	PROPOSED BOLLARDS
5	PROPOSED FUTURE SIDEWALK	16	PROPOSED PAINTED 4" SOLID WHITE STRIPING	27	PROPOSED TRANSFORMER
6	PROPOSED LANDSCAPE AREA (REF. LANDSCAPE SHEETS)	17	PROPOSED TRASH COMPACTOR	28	PROPOSED STORM MANHOLE
7	PROPOSED CART PASSTHROUGH	18	PROPOSED TRASH ENCLOSURE	29	PROPOSED STORM INLET
8	PROPOSED BICYCLE RACKS	19	PROPOSED MAJOR MULTI TENANT MONUMENT SIGN	30	PROPOSED CONCRETE LOADING DOCK
9	PROPOSED GROCERY PICKUP PARKING STALLS	20	PROPOSED BUILDING FDC	31	PROPOSED STOP SIGN
10	PROPOSED PHARMACY DRIVE THRU	21	PROPOSED BUILDING DOWNSPOUTS	32	PROPOSED MULTIPLE PRODUCT DISPENSER (TYP. 7)

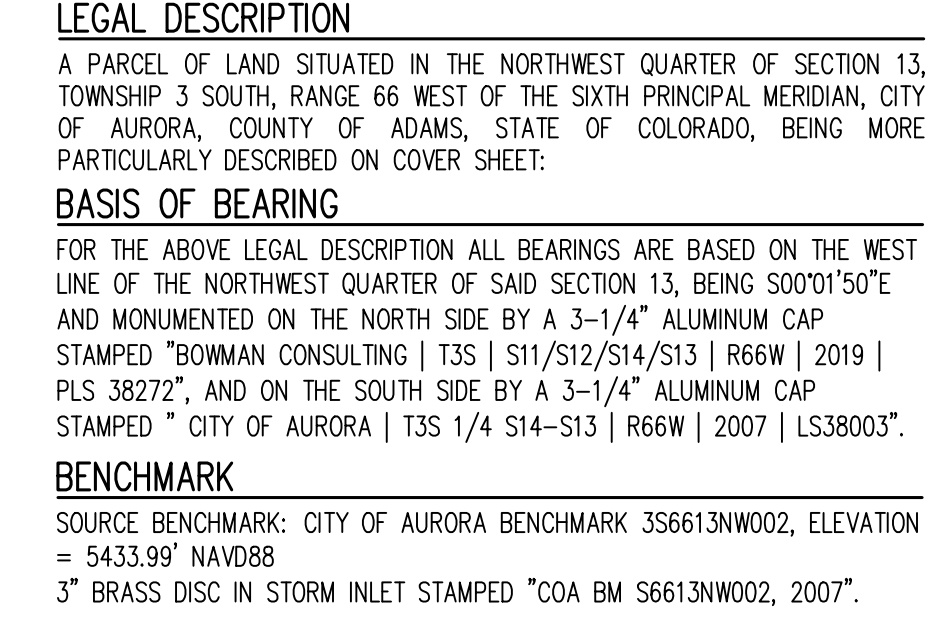
- | | | | |
|----|---|----|--|
| 34 | PROPOSED FUEL CANOPY | 45 | PROPOSED MINOR MULTI-TENANT MONUMENT SIGN |
| 35 | PROPOSED UNDERGROUND FUEL TANKS | 46 | PROPOSED "TIRE LANE NO PARKING" SIGN |
| 36 | PROPOSED KNOX BOX | 47 | PROPOSED TRAFFIC SIGNAL EQUIPMENT EASEMENT |
| 37 | EMERGENCY SHUT OFF | 48 | PROPOSED WATER METER |
| 38 | PROPOSED BLACK STEEL VENT RISERS | 49 | PROPOSED CONCRETE CURB OPENING |
| 39 | PROPOSED AIR TANK | 50 | PROPOSED W11-2 & W16-7P ON SINGLE SIGN POST |
| 40 | PROPOSED PROPANE CAGE | 51 | PROPOSED ADA ACCESSIBLE RAMP (BY MASTER DEVELOPER) |
| 41 | PROPOSED ELECTRIC TRANSFORMER | 52 | PROPOSED FLARED END SECTION WITH SAFETY GRATE |
| 42 | PROPOSED DEF FUEL DISPENSER BY CG. CG TO COORDINATE INSTALLATION OF DEF | 53 | PROPOSED CURB AND GUTTER (BY MASTER DEVELOPER) |
| 43 | PROPOSED OUTDOOR SEATING AREA | 54 | PROPOSED GENERATOR |

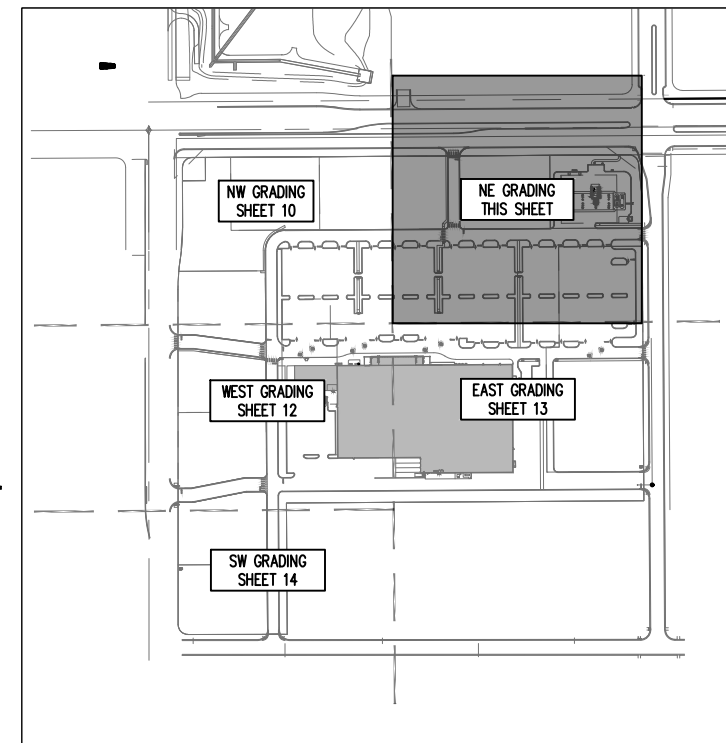


#	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP
B	02/04/25	2ND SP SUBMITTAL	AJP
C	03/13/25	3RD SP SUBMITTAL	AJP
D	04/17/25	4TH SP SUBMITTAL	AJP

Project No:	KSS000156
Drawn By:	JKS
Checked By:	TDK
Date:	APRIL 2025

SITE DETAILS

[illegible]



KEYMAP
SCALE: 1"=500'

MARKETPLACE AT GVRE
OFFSITE IMPROVEMENT
SITE PLAN BY OTHERS
DA-1662-37
CASE # 2024-6052-00

GRADING LEGEND

- | | |
|--|--------------------------------------|
| | PROPERTY BOUNDARY LINE |
| | PROPOSED EASEMENT LINE |
| | SETBACK LINE |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | MAJOR CONTOUR BY OTHERS |
| | MINOR CONTOUR BY OTHERS |
| | EXISTING STORM SEWER (LESS THAN 12") |
| | EXISTING STORM SEWER (12" & LARGER) |
| | PROPOSED STORM SEWER (LESS THAN 12") |
| | PROPOSED STORM SEWER (12" & LARGER) |
| | PROPOSED BUILDING FINISH FLOOR |
| | PROPOSED HIGH POINT |
| | PROPOSED LOW POINT |

CITY OF AURORA GRADING PLAN NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE ALONG THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET:

BASIS OF BEARING

FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST
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AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED "BOWMAN CONSULTING | T3S | S11/S12/S14/S13 | R66W | 2019 |
PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED "CITY OF AURORA | T3S 1/4 S14-S13 | R66W | 2007 | L3S8003".

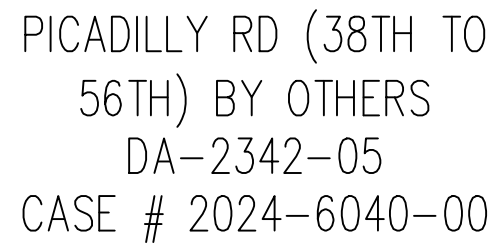
BENCHMARK

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 3S6613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM S6613NW002, 2007".

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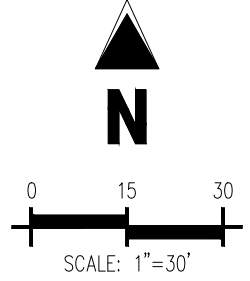
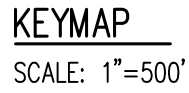
56TH & PICADILLY MARKETPLACE AT GVRE
SITE PLAN SET

DA-1662-36
AURORA, COLORADO



	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP
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E			
F			
G			
H			
I			
J			
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Q			
R			
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U			
V			
W			
X			
Y			
Z			

Project No:	KSS000156
Drawn By:	JKS
Checked By:	TDK
Date:	APRIL 2025



PROPERTY BOUNDARY LINE

PROPOSED EASEMENT LINE

SETBACK LINE

5460
EXISTING MAJOR CONTOUR

52
EXISTING MINOR CONTOUR

5465
PROPOSED MAJOR CONTOUR

66
PROPOSED MINOR CONTOUR

5465
MAJOR CONTOUR BY OTHERS

66
MINOR CONTOUR BY OTHERS

SD
EXISTING STORM SEWER (LESS THAN 12"*)

SD
EXISTING STORM SEWER (12"*) AND LARGER)

SD
PROPOSED STORM SEWER (LESS THAN 12"*)

SD
PROPOSED STORM SEWER (12"*) AND LARGER)

15.00 FF
PROPOSED BUILDING FINISH FLOOR

15.00 HF
PROPOSED HIGH POINT

15.00 LP
PROPOSED LOW POINT

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A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET:

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PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED CITY OF AURORA | T3S 1/4 | S14-S13 | R66W | 2019 | LS38003".

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 3S6613NW002, ELEVATION = 5433.99' NAVD88
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	PROPERTY BOUNDARY LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	MAJOR CONTOUR BY OTHERS
	MINOR CONTOUR BY OTHERS
	EXISTING STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" AND LARGER)
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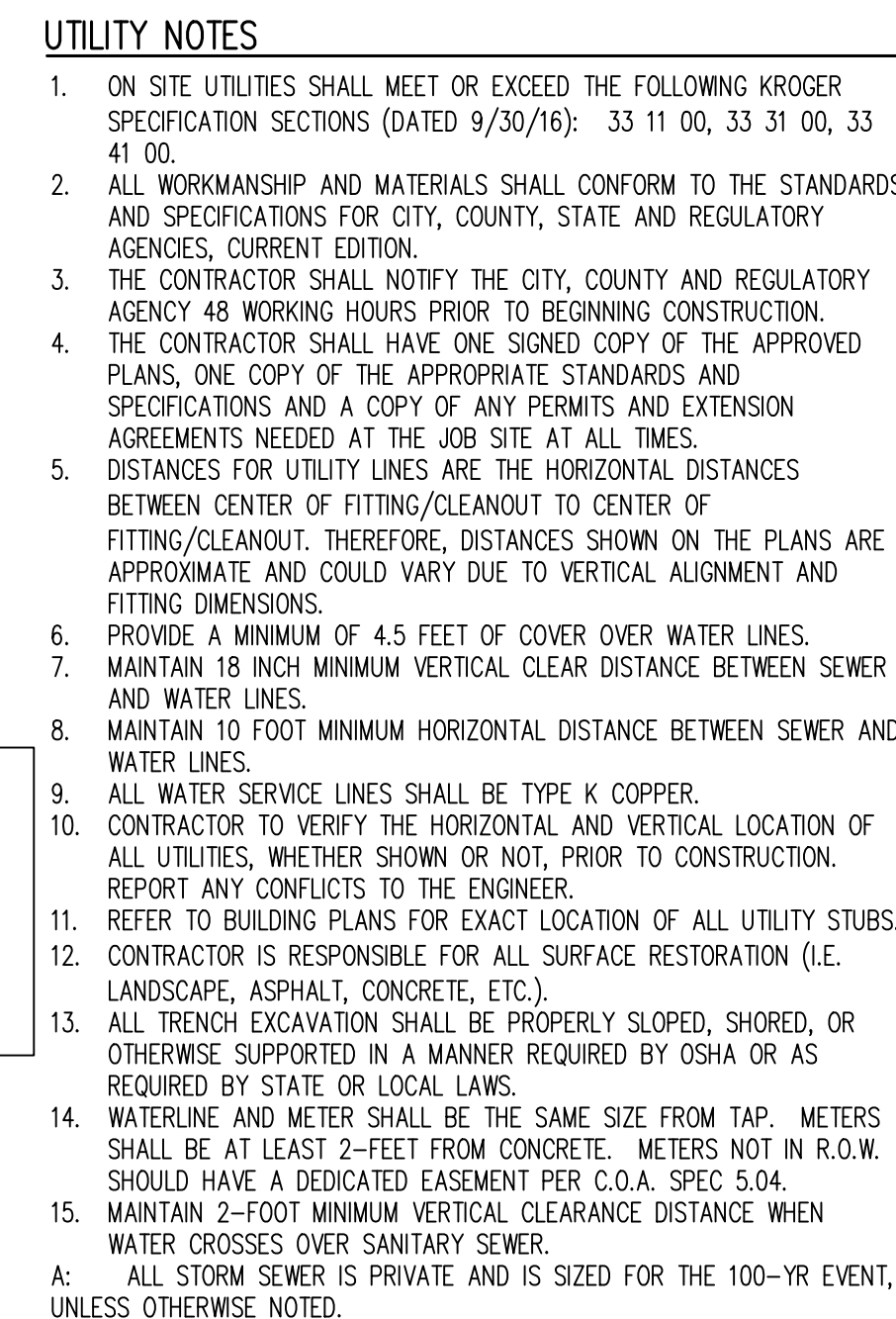
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3" BRASS DISC IN STORM INLET STAMPED "COA BM S6613NW002, 2007".

56TH & PICADILLY MARKETPLACE AT GVRE
SITE PLAN SET

DA-1662-36
AURORA, COLORADO

Project No:	KSS000156
Drawn By:	JKS
Checked By:	TDK
Date:	APRIL 2025



	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" & LARGER)
	PROPOSED STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (12" & LARGER)
	PROPOSED UNDERGROUND ELECTRICAL
	EXISTING FIBER OPTIC LINE
	PROPOSED FIBER OPTIC LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING ELECTRIC SWITCH BOX
	EXISTING FIBER OPTIC PEDESTAL
	EXISTING FIBER OPTIC MANHOLE
	EXISTING FIBER OPTIC PULLBOX
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY STORM MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM INLET
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED SITE LIGHT (REF. COOPER PHOTOMETRIC)
	PROPOSED FUEL CANNISTER LIGHTS (REF. COOPER PHOTOMETRICS)
	PROPOSED KNOX BOX

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
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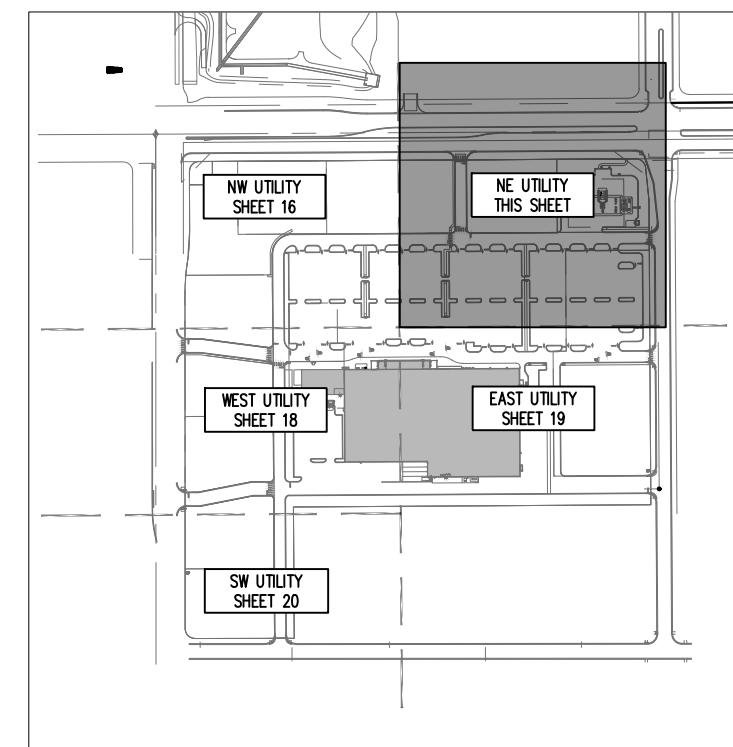
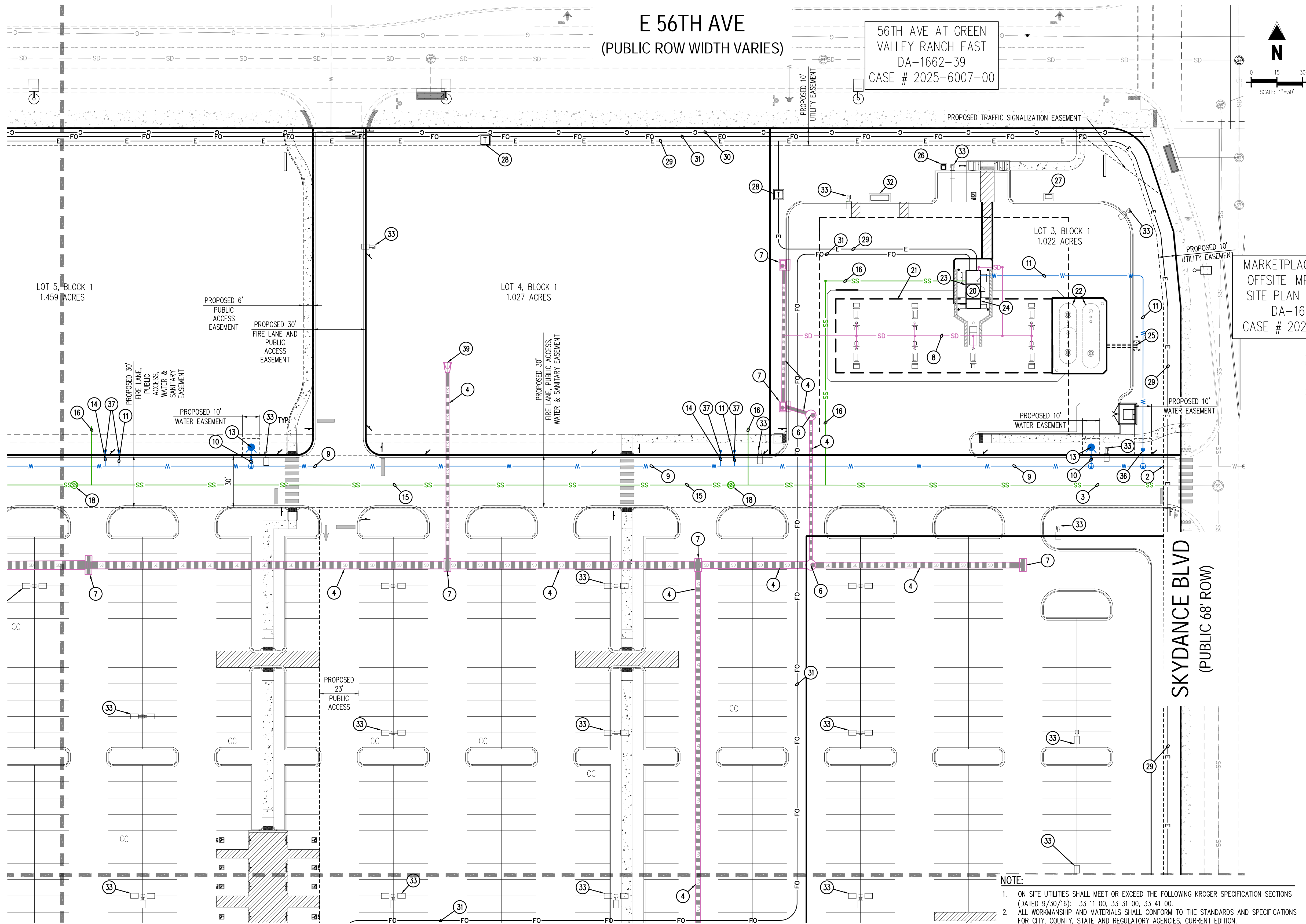
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SITE BENCHMARK #1 : ELEVATION = 5442.11' NAVD88, CHISELED "+" IN CONCRETE
SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE

Project No:	KSS000154
Drawn By:	JKS
Checked By:	TDK
Date:	SEPTEMBER 2024

15





MARKETPLACE AT GVRE
OFFSITE IMPROVEMENT
SITE PLAN BY OTHERS
DA-1662-37
CASE # 2024-6052-00

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
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- EXISTING GAS LINE
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- EXISTING FIBER OPTIC PEDESTAL
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- EXISTING FIBER OPTIC PULLBOX
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- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
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- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED SITE LIGHT (REF. COOPER PHOTOMET)
- PROPOSED FUEL CANOPY LIGHTS (REF. COOPER PHOTOMETRICS)
- PROPOSED KNOX BOX

NOTE:

- ON SITE UTILITIES SHALL MEET OR EXCEED THE FOLLOWING KROGER SPECIFICATION SECTIONS (DATED 9/30/16): 33 11 00, 33 31 00, 33 41 00.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR CITY, COUNTY, STATE AND REGULATORY AGENCIES, CURRENT EDITION.
- THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY AND REGULATORY AGENCY 48 WORKING HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS, ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
- DISTANCES FOR UTILITY LINES ARE THE HORIZONTAL DISTANCES BETWEEN CENTER OF FITTING/CLEANOUT TO CENTER OF FITTING/CLEANOUT, THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
- PROVIDE A MINIMUM OF 4.5 FEET OF COVER OVER WATER LINES.
- MAINTAIN 18 INCH MINIMUM VERTICAL CLEAR DISTANCE BETWEEN SEWER AND WATER LINES.
- MAINTAIN 10 FOOT MINIMUM HORIZONTAL DISTANCE BETWEEN SEWER AND WATER LINES.
- ALL WATER SERVICE LINES SHALL BE TYPE K COPPER.
- CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO THE ENGINEER.
- REFER TO BUILDING PLANS FOR EXACT LOCATION OF ALL UTILITY STUBS.
- CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE RESTORATION (I.E. LANDSCAPE, ASPHALT, CONCRETE, ETC.).
- ALL TRENCH EXCAVATION SHALL BE PROPERLY SLOPED, SHORED, OR OTHERWISE SUPPORTED IN A MANNER REQUIRED BY OSHA OR AS REQUIRED BY STATE OR LOCAL LAWS.
- WATERLINE AND METER SHALL BE THE SAME SIZE FROM TAP. METERS SHALL BE AT LEAST 2- FEET FROM CONCRETE. METERS NOT IN R.O.W. SHOULD HAVE A DEDICATED EASEMENT PER C.O.A. SPEC 5.04.
- MAINTAIN 2-FOOT MINIMUM VERTICAL CLEARANCE DISTANCE WHEN WATER CROSSES OVER SANITARY SEWER.
- ALL STORM SEWER IS PRIVATE AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.

UTILITY SCHEDULE

- | | | | |
|---|--|--|---|
| 1 PROPOSED STORM CONNECTION TO MASTER DEVELOPER STUB | 12 PROPOSED WATER VALVE | 23 PROPOSED KNOX BOX | 34 PROPOSED KNOX BOX |
| 2 PROPOSED WATER CONNECTION TO MASTER DEVELOPER STUB | 13 PROPOSED FIRE HYDRANT | 24 EMERGENCY SHUT OFF | 35 PROPOSED FDC |
| 3 PROPOSED SANITARY CONNECTION TO MASTER DEVELOPER STUB | 14 PROPOSED 4" FIRE LINE DIP (PRIVATE) | 25 PROPOSED BLACK STEEL VENT RISERS | 36 PROPOSED WATER METER |
| 4 PROPOSED STORM SEWER | 15 PROPOSED 8" PVC SANITARY SEWER | 26 PROPOSED AIR TANK | 37 PROPOSED CURB STOP |
| 5 PROPOSED STORM SEWER STUB | 16 PROPOSED 4" PVC SANITARY SERVICE LINE | 27 PROPOSED PROPANE CAGE | 38 PROPOSED STORM TRENCH DRAIN |
| 6 PROPOSED STORM MANHOLE | 17 PROPOSED GREASE INTERCEPTOR (REVIEWED AS PART OF THE PLUMBING SHEETS FOR BUILDING PERMIT) | 28 PROPOSED ELECTRIC TRANSFORMER | 39 PROPOSED STORM FLARED END SECTION W/ SAFETY GRATE. |
| 7 PROPOSED STORM INLET | 18 PROPOSED SANITARY MANHOLE | 29 PROPOSED ELECTRIC LINE | 40 PROPOSED GENERATOR |
| 8 PROPOSED STORM ROOF DRAIN | 19 PROPOSED MULTIPLE PRODUCT DISPENSER (TYP. 7) | 30 PROPOSED GAS LINE | |
| 9 PROPOSED 8" PVC WATER LINE | 20 PROPOSED KIOSK WITH EMPLOYEE RESTROOM | 31 PROPOSED FIBER OPTIC LINE | |
| 10 PROPOSED 6" PVC WATER LINE | 21 PROPOSED FUEL CANOPY | 32 PROPOSED CONCRETE PAD FOR DEF DISPENSER BY GC. GC TO COORDINATE INSTALLATION OF DEF DISPENSER WITH VENDOR | |
| 11 PROPOSED WATER SERVICE LINE | 22 PROPOSED UNDERGROUND FUEL TANKS | 33 PROPOSED SITE LIGHT (REF. COOPER PHOTOMETRICS) | |

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET:

BASIS OF BEARING

FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "BOWMAN CONSULTING | T3S | S11/S12/S14/S13 | R66W | 2019 | PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA | T3S 1/4 S14-S13 | R66W | 2007 | LS38003".

BENCHMARK

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 356613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM 56613NW002, 2007".

SITE BENCHMARK #1 : ELEVATION = 5442.11' NAVD88, CHISELED "+" IN CONCRETE
SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE

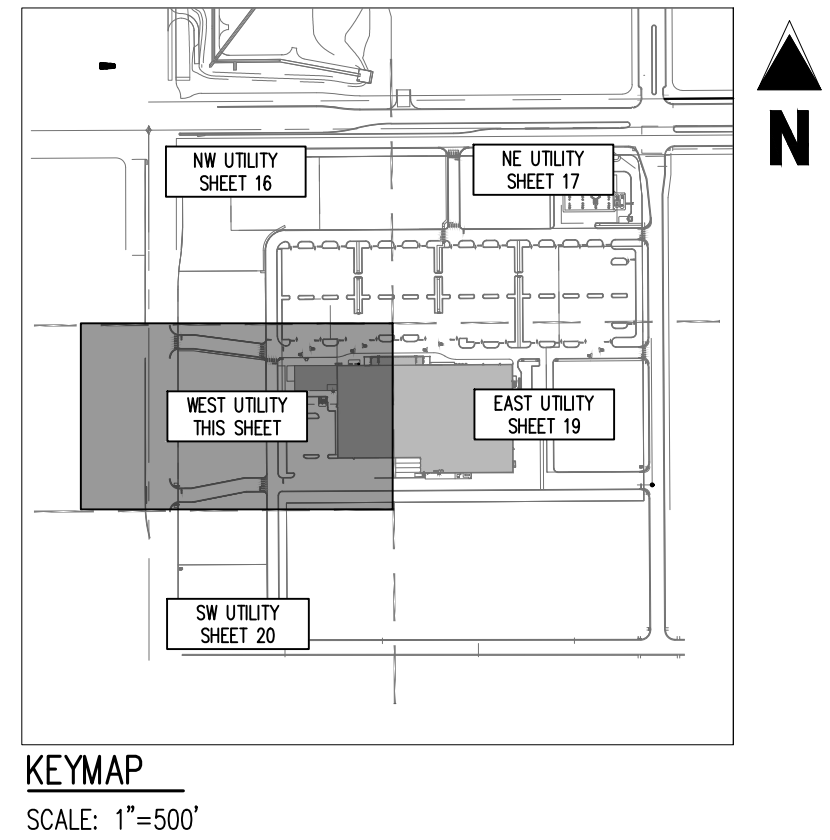
56TH & PICADILLY MARKETPLACE AT GVRE
SITE PLAN SET

DA-1662-36
AURORA, COLORADO

#	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP
B	02/04/25	2ND SP SUBMITTAL	AJP
C	03/13/25	3RD SP SUBMITTAL	AJP
D	04/17/25	4TH SP SUBMITTAL	AJP

Project No:	KSS000175
Drawn By:	JKS
Checked By:	TDK
Date:	AUGUST 2024

NE UTILITY PLAN



DA-1662-36
AURORA, COLORADO

Project No:	KSS000175
Drawn By:	JKS
Checked By:	TDK
Date:	AUGUST 2024

18

- ## UTILITY NOTES
- ON SITE UTILITIES SHALL MEET OR EXCEED THE FOLLOWING KROGER SPECIFICATION SECTIONS (DATED 9/30/2012, 33 11 00, 33 31 00, 33 41 00)
 - ALL ALLIANCE AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR CITY, COUNTY, STATE AND REGULATORY AGENCIES, CURRENT EDITION.
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 - DISTANCES FOR UTILITY LINES ARE THE HORIZONTAL DISTANCES BETWEEN CENTER OF FITTING/CLEANOUT TO CENTER OF FITTING/CLEANOUT. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
 - PROVIDE A MINIMUM OF 4.5 FEET OF COVER OVER WATER LINES.
 - MAINTAIN 18 INCH MINIMUM VERTICAL CLEAR DISTANCE BETWEEN SEWER AND WATER LINES.
 - MAINTAIN 10 FOOT MINIMUM HORIZONTAL DISTANCE BETWEEN SEWER AND WATER LINES.
 - ALL WATER SERVICE LINES SHALL BE TYPE K COPPER.
 - CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO THE ENGINEER.
 - REFER TO BUILDING PLANS FOR EXACT LOCATION OF ALL UTILITY STUBS.
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 - WATERLINE AND WATER SHALL BE THE SAME SIZE FROM TAP. METERS SHALL BE AT LEAST 2- FEET FROM CONCRETE. METERS NOT IN R.O.W. SHOULD HAVE A DEDICATED EASEMENT PER C.O.A. SPEC 5.04.
 - MAINTAIN 4 FOOT MINIMUM VERTICAL CLEARANCE DISTANCE WHEN WATER CROSSES OVER SANITARY SEWER.
 - ALL STORM SEWER IS PRIVATE AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.

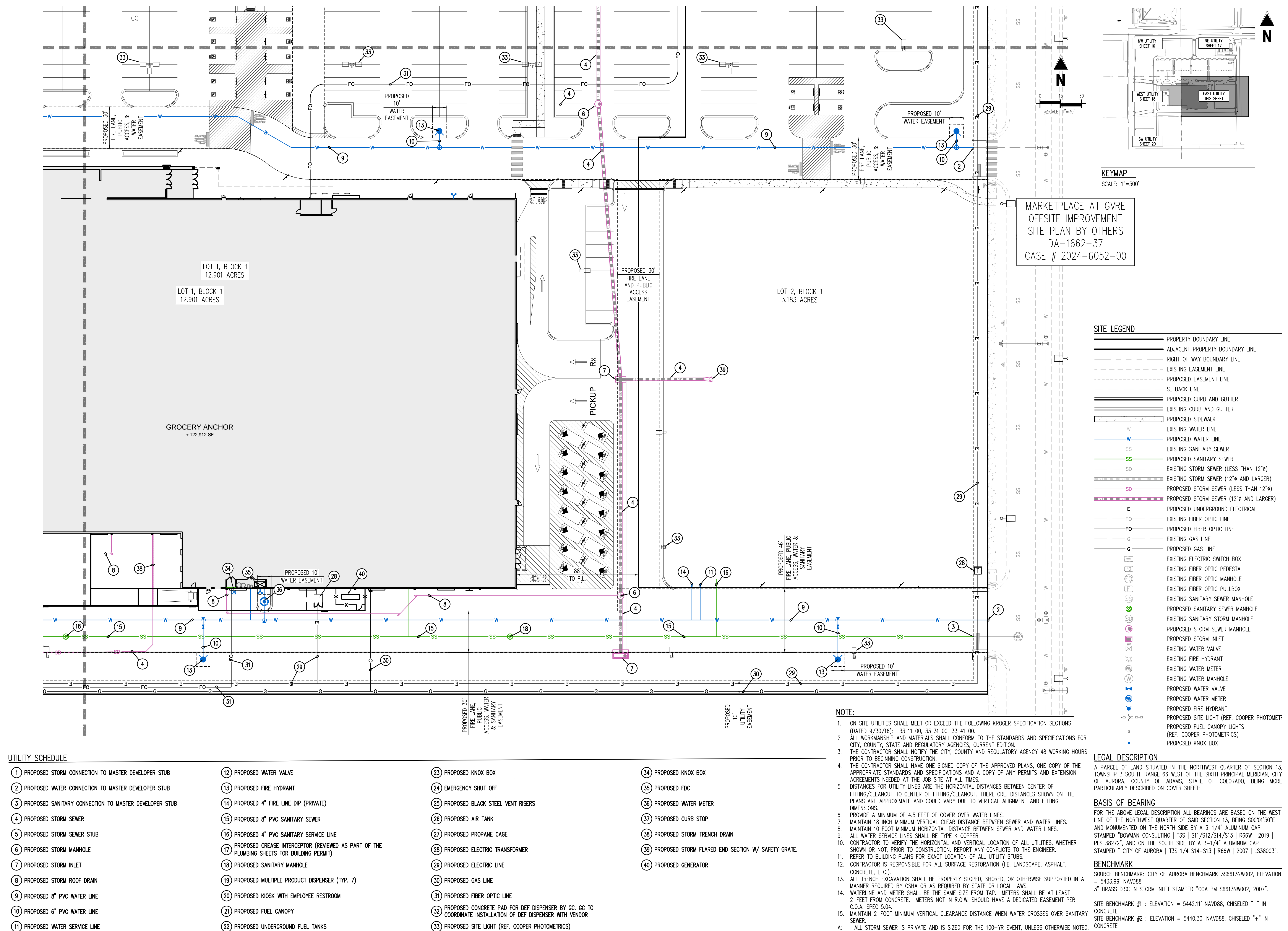
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" AND LARGER)
	PROPOSED STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (12" AND LARGER)
	PROPOSED UNDERGROUND ELECTRICAL
	EXISTING FIBER OPTIC LINE
	PROPOSED FIBER OPTIC LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING ELECTRIC SWITCH BOX
	EXISTING FIBER OPTIC PEDESTAL
	EXISTING FIBER OPTIC MANHOLE
	EXISTING FIBER OPTIC PULLBOX
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY STORM MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM INLET
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED SITE LIGHT (REF. COOPER PHOTOM)
	PROPOSED FUEL CANOPY LIGHTS (REF. COOPER PHOTOMETRICS)
	PROPOSED KNOX BOX

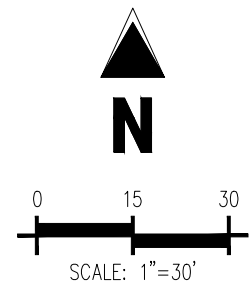
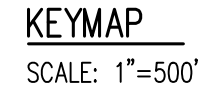
A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON COVER SHEET:

FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST
LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E
AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED "BOWMAN CONSULTING | T3S | S11/S12/S14/S13 | R66W | 2019 |
PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED "CITY OF AURORA | T3S 1/4 | S14-S13 | R66W | 2007 | LS38003".

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 3S6613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM 56613NW002, 2007".

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SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE





	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER (LESS THAN 12"Ø)
	EXISTING STORM SEWER (12"Ø AND LARGER)
	PROPOSED STORM SEWER (LESS THAN 12"Ø)
	PROPOSED STORM SEWER (12"Ø AND LARGER)
	PROPOSED UNDERGROUND ELECTRICAL
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	PROPOSED FIBER OPTIC LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING ELECTRIC SWITCH BOX
	EXISTING FIBER OPTIC PEDESTAL
	EXISTING FIBER OPTIC MANHOLE
	EXISTING FIBER OPTIC PULLBOX
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY STORM MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM INLET
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED SITE LIGHT (REF. COOPER PHOTOMETRICS)
	PROPOSED FUEL CANOPY LIGHTS (REF. COOPER PHOTOMETRICS)
	PROPOSED KNOX BOX

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE
PARTICULARLY DESCRIBED ON COVER SHEET:

FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE WEST
LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, BEING S00°01'50"E
AND MONUMENTED ON THE NORTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED "BOWMAN CONSULTING | T35 | S11/S12/S14/S13 | R6W | 2019 |
PLS 38272", AND ON THE SOUTH SIDE BY A 3-1/4" ALUMINUM CAP
STAMPED "CITY OF AURORA | T35 1/4 S14-S13 | R6W | 2007 | LS38003".

SOURCE BENCHMARK: CITY OF AURORA BENCHMARK 3S6613NW002, ELEVATION = 5433.99' NAVD88
3" BRASS DISC IN STORM INLET STAMPED "COA BM S6613NW002, 2007".

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SITE BENCHMARK #2 : ELEVATION = 5440.30' NAVD88, CHISELED "+" IN CONCRETE

- ① PROPOSED STORM CONNECTION TO MASTER DEVELOPER STUB
- ② PROPOSED WATER CONNECTION TO MASTER DEVELOPER STUB
- ③ PROPOSED SANITARY CONNECTION TO MASTER DEVELOPER STUB
- ④ PROPOSED STORM SEWER
- ⑤ PROPOSED STORM SEWER STUB
- ⑥ PROPOSED STORM MANHOLE
- ⑦ PROPOSED STORM INLET
- ⑧ PROPOSED STORM ROOF DRAIN
- ⑨ PROPOSED 8" PVC WATER LINE
- ⑩ PROPOSED 6" PVC WATER LINE
- ⑪ PROPOSED WATER SERVICE LINE

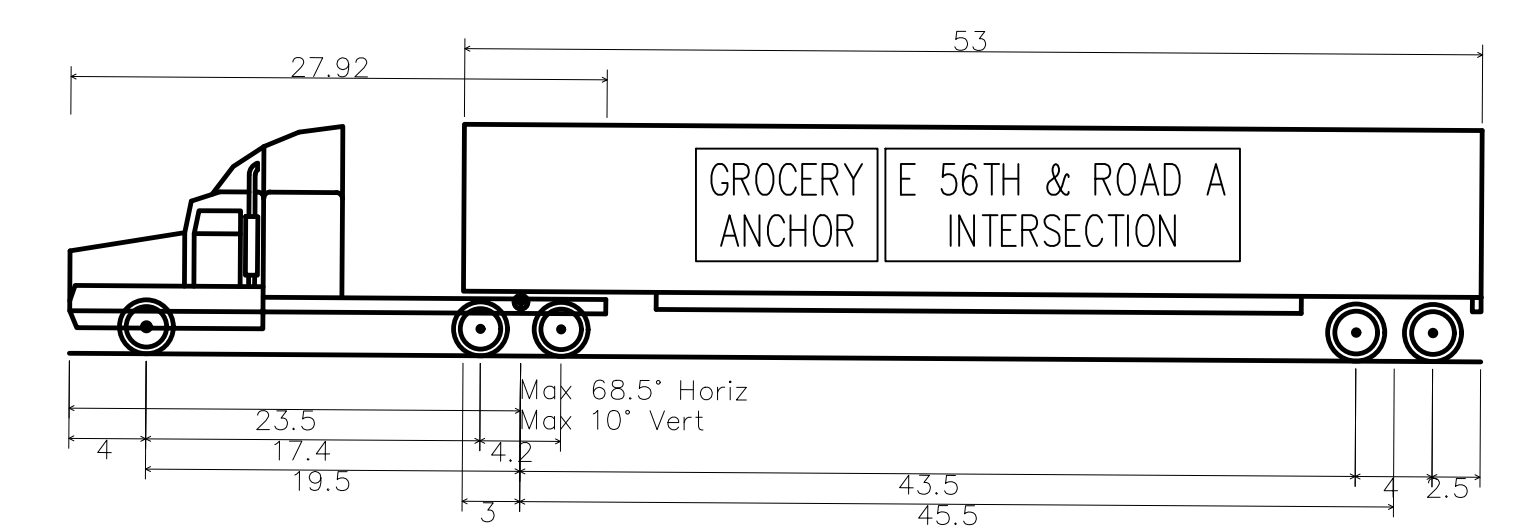
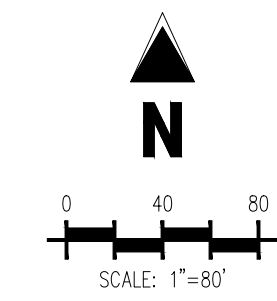
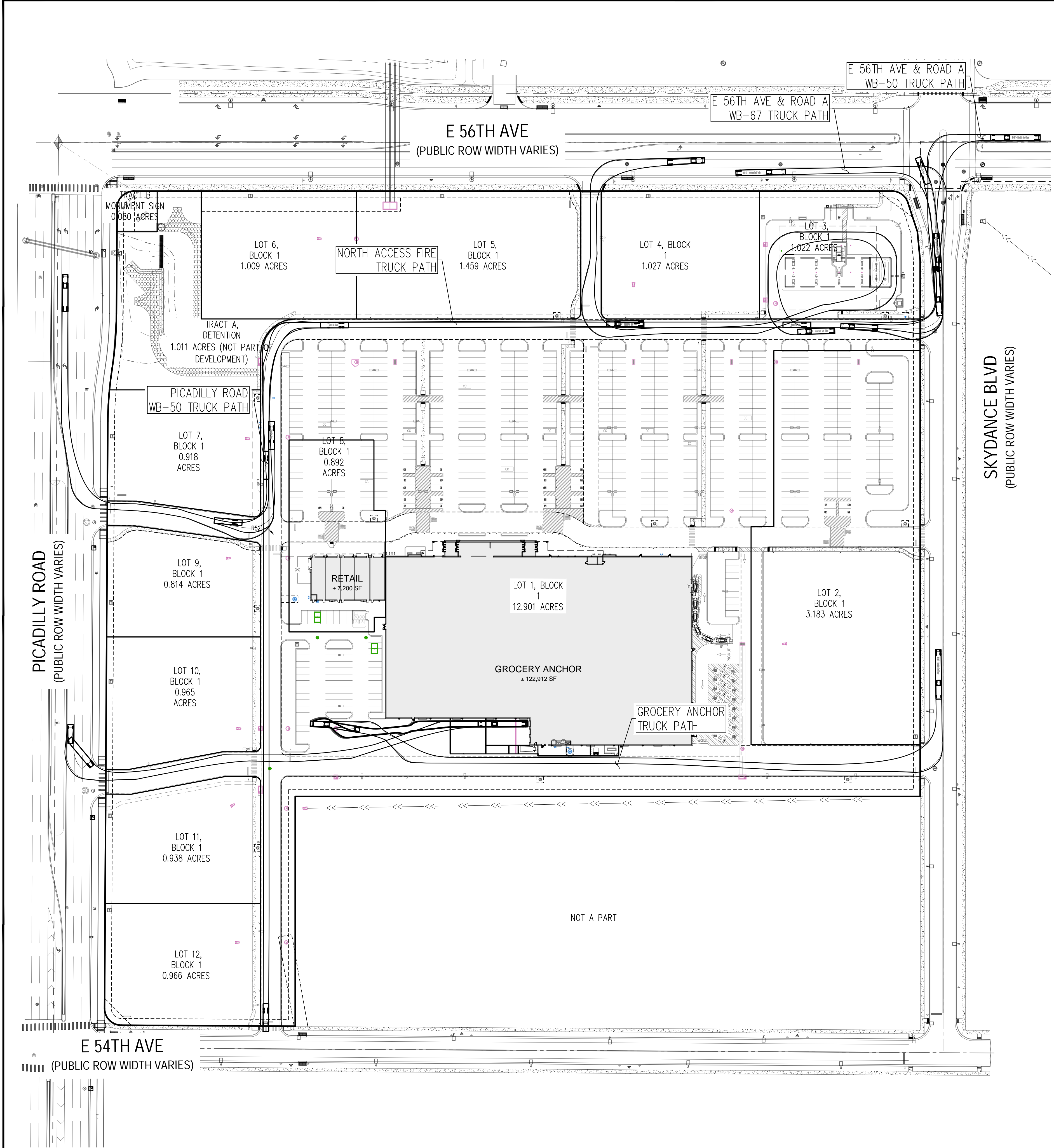
- (12) PROPOSED WATER VALVE
- (13) PROPOSED FIRE HYDRANT
- (14) PROPOSED 4" FIRE LINE DIP (PRIVATE)
- (15) PROPOSED 8" PVC SANITARY SEWER
- (16) PROPOSED 4" PVC SANITARY SERVICE LINE
- (17) PROPOSED GREASE INTERCEPTOR (REVIEWED AS PART OF THE PLUMBING SHEETS FOR BUILDING PERMIT)
- (18) PROPOSED SANITARY MANHOLE
- (19) PROPOSED MULTIPLE PRODUCT DISPENSER (TYP. 7)
- (20) PROPOSED KIOSK WITH EMPLOYEE RESTROOM
- (21) PROPOSED FUEL CANOPY
- (22) PROPOSED UNDERGROUND FUEL TANKS

- (23) PROPOSED KNOX BOX
- (24) EMERGENCY SHUT OFF
- (25) PROPOSED BLACK STEEL VENT RISERS
- (26) PROPOSED AIR TANK
- (27) PROPOSED PROPANE CAGE
- (28) PROPOSED ELECTRIC TRANSFORMER
- (29) PROPOSED ELECTRIC LINE
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- (31) PROPOSED FIBER OPTIC LINE
- (32) PROPOSED CONCRETE PAD FOR DEF DISPENSER BY GC. GC TO COORDINATE INSTALLATION OF DEF DISPENSER WITH VENDOR
- (33) PROPOSED SITE LIGHT (REF. COOPER PHOTOMETRICS)

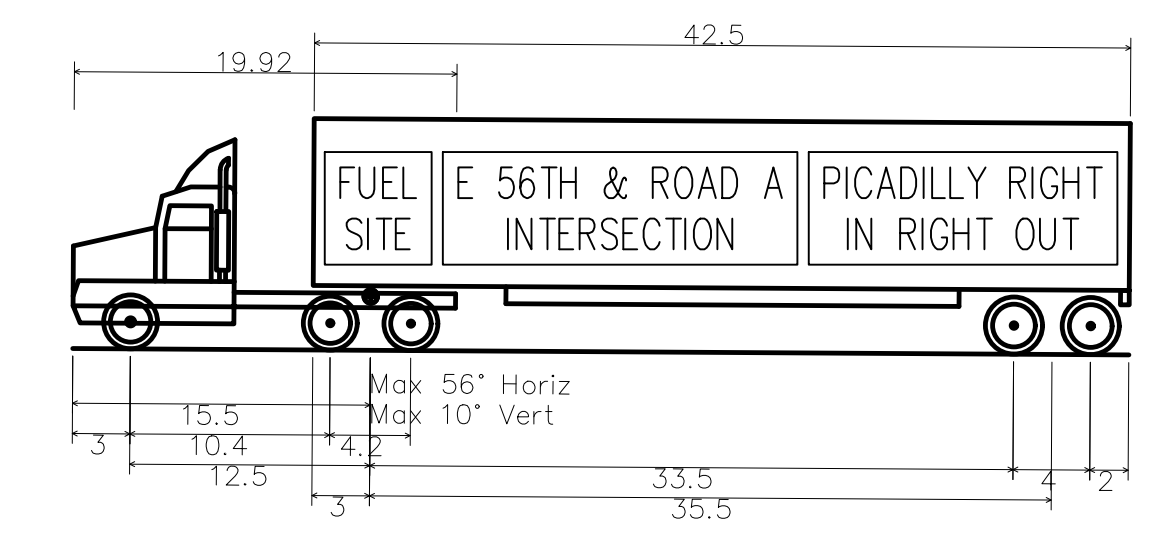
- 34 PROPOSED KNOX BOX
- 35 PROPOSED FDC
- 36 PROPOSED WATER METER
- 37 PROPOSED CURB STOP
- 38 PROPOSED STORM TRENCH DRAIN
- 39 PROPOSED STORM FLARED END SECTION W/ SAFETY GRATE.
- 40 PROPOSED GENERATOR

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13. ALL TRENCH EXCAVATION SHALL BE PROPERLY SLOPED, SHORED, OR OTHERWISE SUPPORTED IN A MANNER REQUIRED BY OSHA OR AS REQUIRED BY STATE OR LOCAL LAWS.
14. WATERLINE AND METER SHALL BE THE SAME SIZE FROM TAP. METERS SHALL BE AT LEAST 2- FEET FROM CONCRETE. METERS NOT IN R.O.W. SHOULD HAVE A DEDICATED EASEMENT PER C.O.D. SPEC 5.04.
15. MAINTAIN A MINIMUM VERTICAL CLEARANCE DISTANCE WHEN WATER CROSSES OVER SANITARY SEWER.

A: ALL STORM SEWER IS PRIVATE AND IS SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.



WB-67 – Interstate Semi-Trailer
Overall Length 73.500ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°



WB-50 – Intermediate Semi-Trailer
Overall Length 55.000ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 17.90°

#	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP
B	02/04/25	2ND SP SUBMITTAL	AJP
C	03/13/25	3RD SP SUBMITTAL	AJP
D	04/17/25	4TH SP SUBMITTAL	AJP

Project No:	KSS000156
Drawn By:	JKS
Checked By:	TDK
Date:	APRIL 2025

A	Date	Issue / Description	Inlt.
B	10/02/24	1ST SP SUBMITTAL	AJP
C	02/04/25	2ND SP SUBMITTAL	AJP
D	03/13/25	3RD SP SUBMITTAL	AJP
E	04/17/25	4TH SP SUBMITTAL	AJP
F			
G			
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V			
W			
X			
Y			
Z			

Project No:	KSS000156
Drawn By:	JKS
Checked By:	TDK
Date:	APRIL 2025

WIRE TRUCK CIRCULATION PLAN

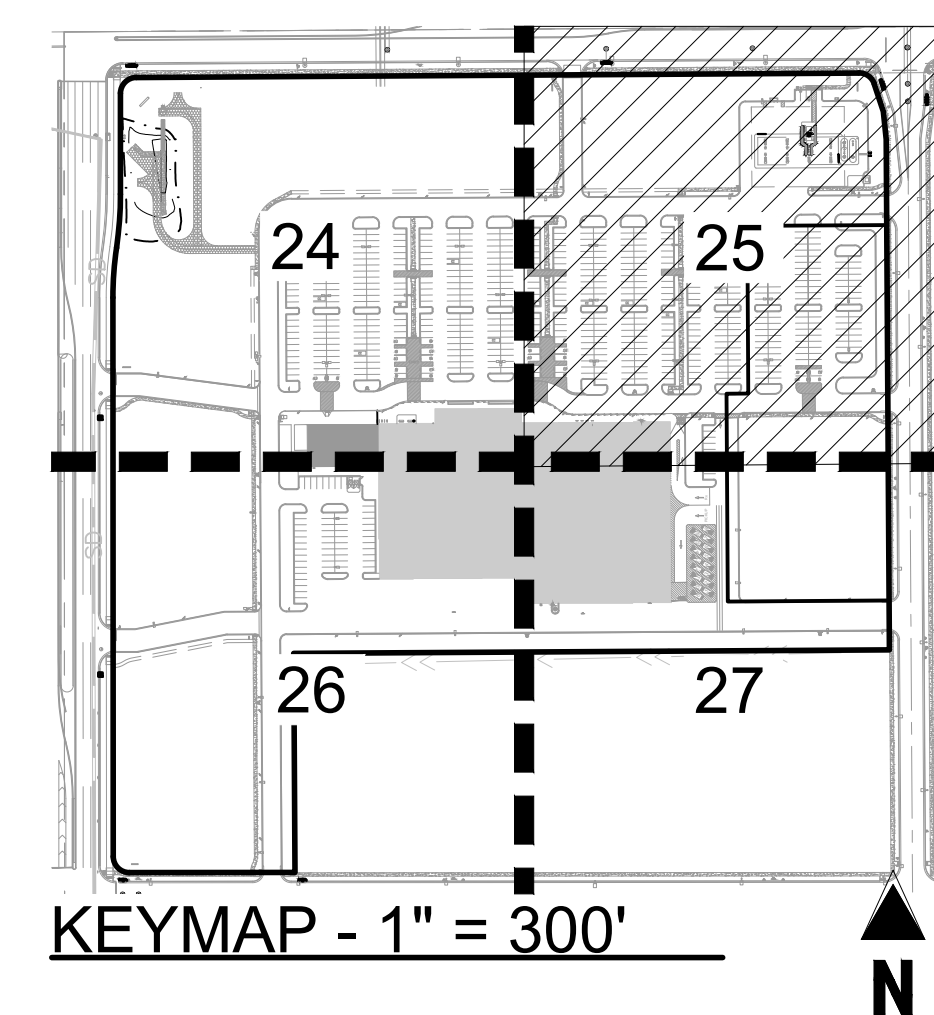
DA-1662-36
AURORA, COLORADO

Project No:	KSS000156
Drawn By:	KLD
Checked By:	SRM
Date:	APRIL 2025

23

Know what's below.
Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.





FOR THE CURBSIDE LANDSCAPING,
REFER TO PICADILLY ROAD (38TH
-TO 56TH AVENUE) INFRASTRUCTURE
SITE PLAN. CASE NUMBER
2024-6040-00

FOR THE CURBSIDE LANDSCAPING,
REFER TO PICADILLY ROAD (38TH
— TO 56TH AVENUE) INFRASTRUCTURE
SITE PLAN. CASE NUMBER
2024-6040-00

FOR THE CURBSIDE LANDSCAPING.
REFER TO 56TH AND PICADILLY
MARKETPLACE OFFSITE
IMPROVEMENT SITE
PLAN-INFRASTRUCTURE SITE PLAN.
CASE NUMBER 2024-6052-00

E 54TH AVE

PICADILLY ROAD
(PUBLIC ROW WIDTH VARIES)

MATCHLINE -26

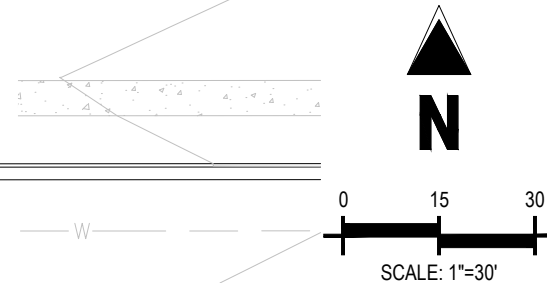
MATCHLINE - 27

GROCERY ANCHOR
+/-122,912 SF

NOT APART

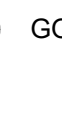
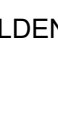

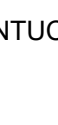
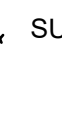
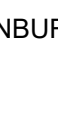






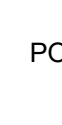



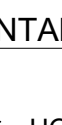








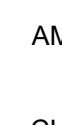




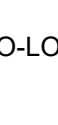







PLANT LEGEND

SYMBOL	COMMON NAME	DECIDUOUS SHRUBS	SPANISH GOLD BROOM
DECIDUOUS TREES			ORNAMENTAL GRASSES
	AUTUMN BLAZE FREEMAN MAPLE		
	GOLDEN RAIN TREE		
	KENTUCKY COFFEETREE 'ESPRESSO'		
	SUNBURST HONEY LOCUST		
	TRIUMPH ELM		
EVERGREEN TREES			PERENNIALS
	PINYON PINE		
	PINYON PINE		
	PONDEROSA PINE		
	VANDERWOLF'S PYRAMID LIMBER PINE		
ORNAMENTAL TREES			MULCH
	HOT WINGS TATARIAN MAPLE		
	SPRING SNOW CRABAPPLE		
		EVERGREEN SHRUBS	SOD/SEED
			MISC.
UPRIGHT JUNIPERS			
	GRAY GLEAN JUNIPER		





SYMBOL	COMMON NAME
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SYMBOL	COMMON NAME	NEARLY WILD ROSE
	AUTUMN BLAZE FREEMAN MAPLE	
	GOLDEN RAIN TREE	
	KENTUCKY COFFEETREE 'ESPRESSO'	
	SUNBURST HONEY LOCUST	
	TRIUMPH ELM	
EVERGREEN TREES		EVERGREEN SHRUBS
	PINYON PINE	
	PINYON PINE	
	PONDEROSA PINE	
	VANDERWOLF'S PYRAMID LIMBER PINE	
ORNAMENTAL TREES		ORNAMENTAL GRASSES
	HOT WINGS TATARIAN MAPLE	
	SPRING SNOW CRABAPPLE	
UPRIGHT JUNIPERS		PERENNIALS
	GRAY GLEAM JUNIPER	
DECIDUOUS SHRUBS		
	AMBER JUBILEE NINEBARK	
	CHEYENNE MOCKORANGE	
	DARK KNIGHT SPIREA	
	DIABOLO NINEBARK	
	GOLDFLAME JAPANESE SPIREA	
	GRO-LOW FRAGRANT SUMAC	
	LITTLE PRINCESS JAPANESE SPIREA	
	LITTLE SPIRE RUSSIAN SAGE	
	MCKAY'S WHITE BUSH CINQUEFOIL	
	MISS KIM KOREAN LILAC	

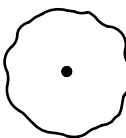
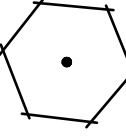
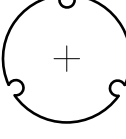
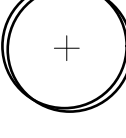
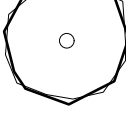
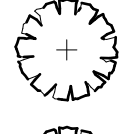
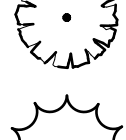
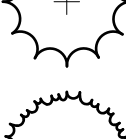

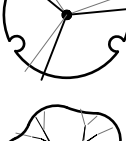

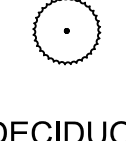
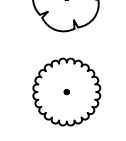
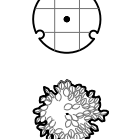
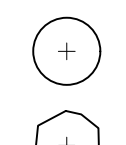
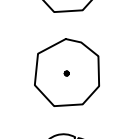
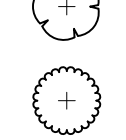
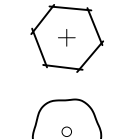
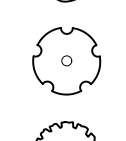
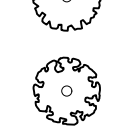

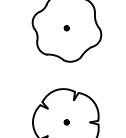
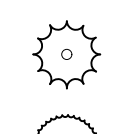
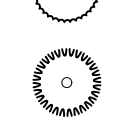
56TH & PICADILLY MARKETPLACE AT GVRE SITE PLAN SET

DA-1662-36
AURORA, COLORADO

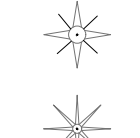
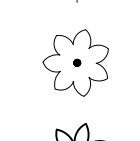
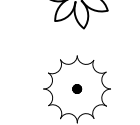
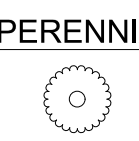
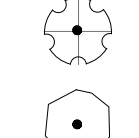
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LANDSCAPE PLAN

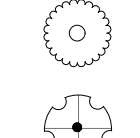
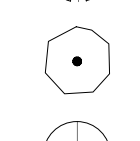
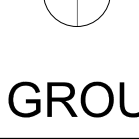
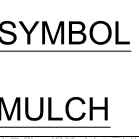
PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
	ACFR	12	AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANII 'JEFFERSRED' TM	B&B	2.5" CAL	50'X40'	X
	GLIS	26	SUNBURST HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	B&B	2" CAL	35'X30'	X
	GYDE	24	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50'X35'	X
	KOPA	35	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	B&B	2" CAL	30'X25'	X
	ULMO	2	TRIUMPH ELM	ULMUS X 'TRIUMPH'	B&B	2" CAL	50'X35'	XX
EVERGREEN TREES								
	PIED	3	PINYON PINE	PINUS EDULIS	B&B	6' HT	25'X15'	X
	PIED2	12	PINYON PINE	PINUS EDULIS	B&B	8' HT	25'X15'	X
	PIFL	1	VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	B&B	6' HT	50'X30'	X
	POPI2	12	PONDEROSA PINE	PINUS PONDEROSA	B&B	8' HT	40'X25'	X
ORNAMENTAL TREES								
	ACTM	11	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B&B	2" CAL	25'X20'	XX
	MASP	32	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	2" CAL	20'X20'	
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	
UPRIGHT JUNIPERS								
	JUSG	15	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	#15 GAL	15'X6'	X	
DECIDUOUS SHRUBS								
	BERO	87	ROSE GLOW JAPANESE BARBERRY	BERBERIS THUNBERGII 'ROSE GLOW'	#5 CONT.	5'X6'	X	
	CAXC	121	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	#5 CONT.	3'X3'	X	
	FONE	5	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	#5 CONT.	10'X6'	X	
	PELI	60	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	#5 CONT.	2'X3'	X	
	PHLE	3	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII 'PWY01S' TM	#5 CONT.	7'X6'	X	
	PHOJ	37	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'JEFAM' TM	#5 CONT.	6'X4'	LOW	
	PHOM	40	DIABOLO NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MONLO' TM	#5 CONT.	8'X8'	X	
	POFM	94	MCKAY'S WHITE BUSH CINQUEFOIL	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	#5 CONT.	2'X3'	X	
	PBEP	98	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	#5 CONT.	1.5'X6'	X	
	RHAR	25	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3'X8'	X	
	RHTR	186	SKUNKBUSH SUMAC	RHUS TRILOBATA	#5 CONT.	4'X4'	X	
	RONW	68	NEARLY WILD ROSE	ROSA X 'NEARLY WILD'	#5 CONT.	2'X3'	X	
	SPJG	20	GOLDFLAME JAPANESE SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'	#5 CONT.	3'X2'	LOW	
	SPJL	20	LITTLE PRINCESS JAPANESE SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	#5 CONT.	2'X3'	LOW	
	SYPA	99	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	5'X5'	VERY LOW	
EVERGREEN SHRUBS								
	CODA	66	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMERI 'CORAL BEAUTY'	#5 CONT.	1'X5'	XX	
	CYPU	41	SPANISH GOLD BROOM	CYTISUS PURGANS 'SPANISH GOLD'	#5 CONT.	4'X6'	X	
	JNHW	265	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	#5 CONT.	6'X6'	X	
	JNSO	70	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	1'X6'	X	
	PMPO	5	DWARF MUGO PINE	PINUS MUGO PUMILIO	#5 CONT.	3'X5'	X	

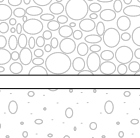
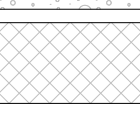


ORNAMENTAL GRASSES

	BOGR	20	BLUE GRAMA GRASS	BOUTELOUA GRACILIS	#1 CONT.	1.5'X1.5'	X	
	BOGB	154	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	2'X2'	X	
	CAAK	12	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	X	
	HESE	98	BLUE AVENA	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5'X2.5'	X	
	PAVI	194	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	4'X1.5'	X	SUN

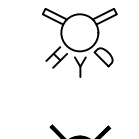
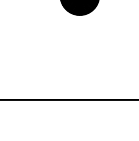
PERENNIALS

	COVM	33	MOONBEAM TICKSEED	COREOPSIS VERTICILLATA 'MOONBEAM'	#1 CONT.	2'X1.5'	X	SUN/PART SHADE
	ECPM	52	MAGNUS PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'	#1 CONT.	3'X2'	X	SUN
	HEST	56	STELLA DE ORO DAYLILY	HEMEROCALLIS X 'STELLA DE ORO'	#1 CONT.	1.5'X1.5'	X	SUN/PART SHADE
	RUFU	24	BLACK-EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	#1 CONT.	3'X2'	XX	SUN/PART SHADE

GROUND COVER SCHEDULE

SYMBOL	QTY	COMMON NAME
MULCH		
	28,228 SF	1.5" BRECKEN GOLD GRANITE WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL
	30,224 SF	3/4" BRECKEN GOLD GRANITE WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL
	17,175 SF	NATURAL SHREDDED CEDAR WOOD MULCH DARK BROWN SHREDDED HARDWOOD MULCH
SOD/SEED		
	15,737 SF	LOW GROW NATIVE SEED SEE DETAILS

MISC.

	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT

WATER USE TABLE	
NON-WATER CONSERVING	0 SF
WATER CONSERVING	91,532 SF
NON-WATER USING	0 SF

CITY OF AURORA NOTES

- ALL LANDSCAPE AREA ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YDS / 1,000 SF.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE POLE MOUNTED FIXTURES PER THE PHOTOMETRIC PLANS AND DETAILS.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM BROOM FINISHED STANDARD GRAY CONCRETE AND COLORED CONCRETE WITH SAND FINISH. VEHICULAR DRIVES AND PARKING LOTS ARE TO BE CONCRETE AND ASPHALT (REFER TO CIVIL PLANS)
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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.
- 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.
- 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.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8 FT OF ANY PUBLIC UTILITY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, 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 LINES OR SYSTEMS.
- ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.

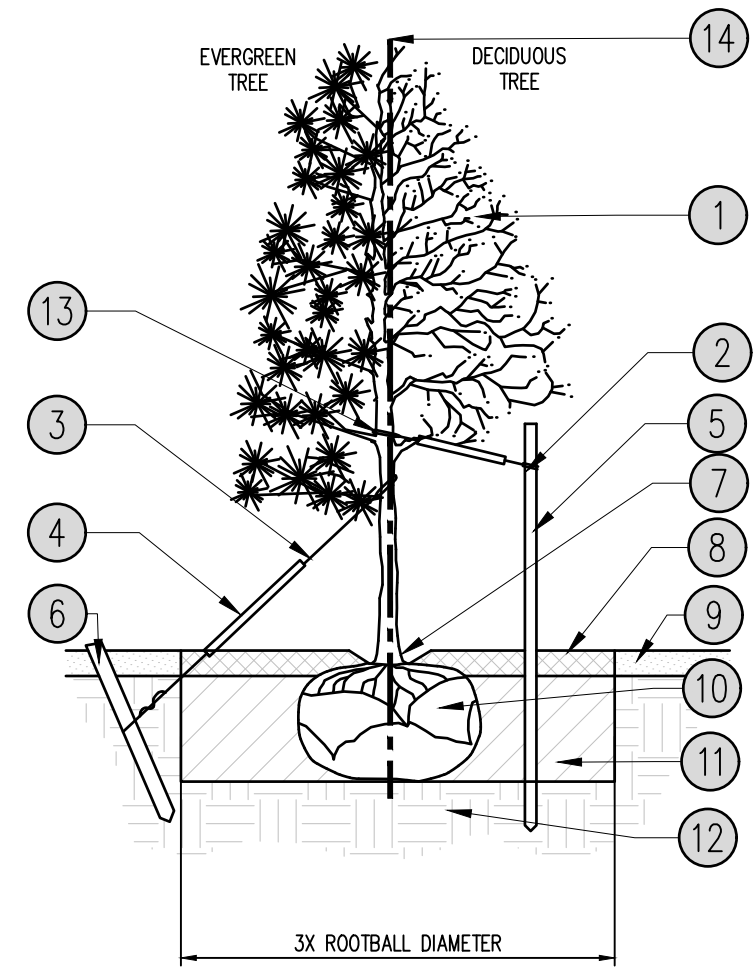
LANDSCAPE REQUIREMENTS					
CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (E. 56TH AVE)	1 TREE / 40 LF	226 LF / 40	6 TREES 20' REQUIRED BUFFER	6 TREES 25' BUFFER
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (E. 56TH AVE)	10 SHRUBS / 40 LF	226 LF / 40 x 10	57 SHRUBS 20' REQUIRED BUFFER	57 SHRUBS 25' BUFFER
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (SKYDANCE BLVD.)	(10' REQUIRED BUFFER) 1 TREE / 40 LF	466 / 40	12 TREES 10' REQUIRED BUFFER	12 TREES 17' BUFFER
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (SKYDANCE BLVD.)	10 SHRUBS / 40 LF	466 /40 X 10	117 SHRUBS 10' REQUIRED BUFFER	117 SHRUBS 17' BUFFER
146-4.7.5.D	NON-STREET LANDSCAPE BUFFER ABUTTING RESIDENTIAL (SOUTH)	1 TREE / 25 LF	908 LF / 25	36 TREES 25' REQUIRED BUFFER	24 EVERGREEN TREES 12 DECIDUOUS TREES 29.5' BUFFER
146-4.7.5.D	NON-STREET LANDSCAPE BUFFER ABUTTING RESIDENTIAL (SOUTH)	5 SHRUBS / 25 LF	908 LF / 25 x 5	181 SHRUBS 25' REQUIRED BUFFER	181 SHRUBS 29.5' BUFFER
146-4.7.5.J.	BUILDING PERIMETER LANDSCAPE - NORTH ELEVATION	1 TREE / 40 LF	560 LF / 40	14 TREES*	14 TREES*
146-4.7.5.J.	BUILDING PERIMETER LANDSCAPE - EAST ELEVATION	1 TREE / 40 LF	280 LF / 40	7 TREES	7 TREES
146-4.7.5.J.	BUILDING PERIMETER LANDSCAPE - SOUTH ELEVATION	1 TREE / 40 LF	560 LF / 40	14 TREES	14 TREES
146-4.7.5.J.	BUILDING PERIMETER LANDSCAPE - WEST ELEVATION	1 TREE / 40 LF	280 LF / 40	7 TREES	7 TREES

*PER THE ADMINISTRATIVE ADJUSTMENT REQUEST 14 TREES HAVE BEEN PLACED IN THE PARKING LOT, RAISED PLANTERS HAVE BEEN PROVIDED IN FRONT OF STORE AND ENHANCED LANDSCAPING IN 5 PARKING LOT ISLAND ENDCAPS HAVE BEEN PROVIDED.

#	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP
B	02/04/25	2ND SP SUBMITTAL	AJP
C	03/13/25	3RD SP SUBMITTAL	AJP
D	04/17/25	4TH SP SUBMITTAL	AJP
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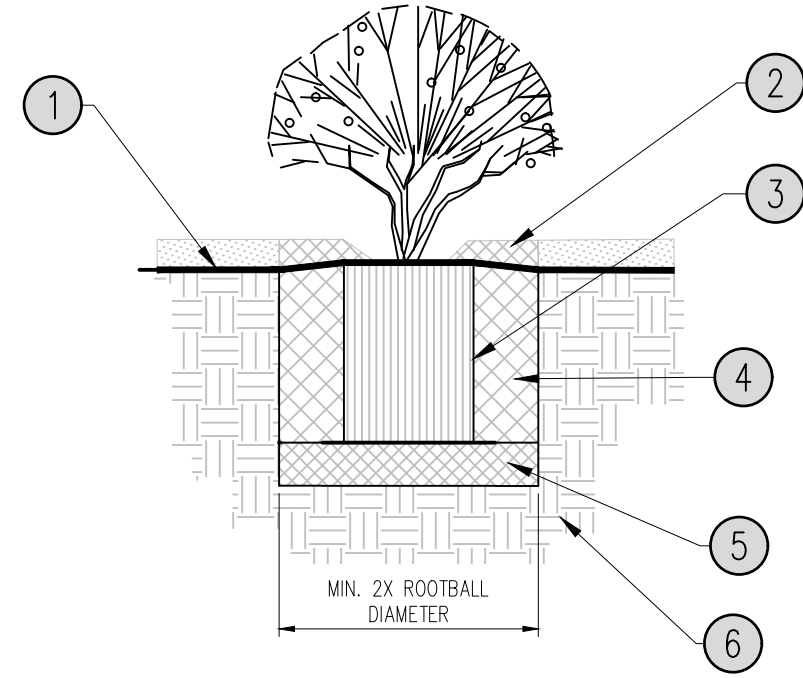
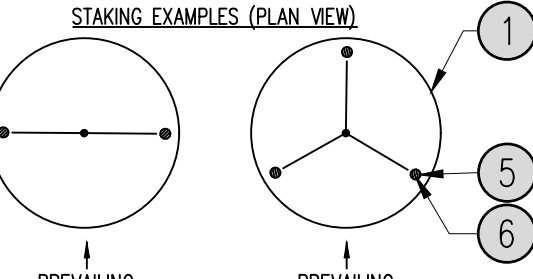
Project No:	KSS000156
Drawn By:	KLD
Checked By:	SRM
Date:	APRIL 2025

LANDSCAPE NOTES & SCHEDULE

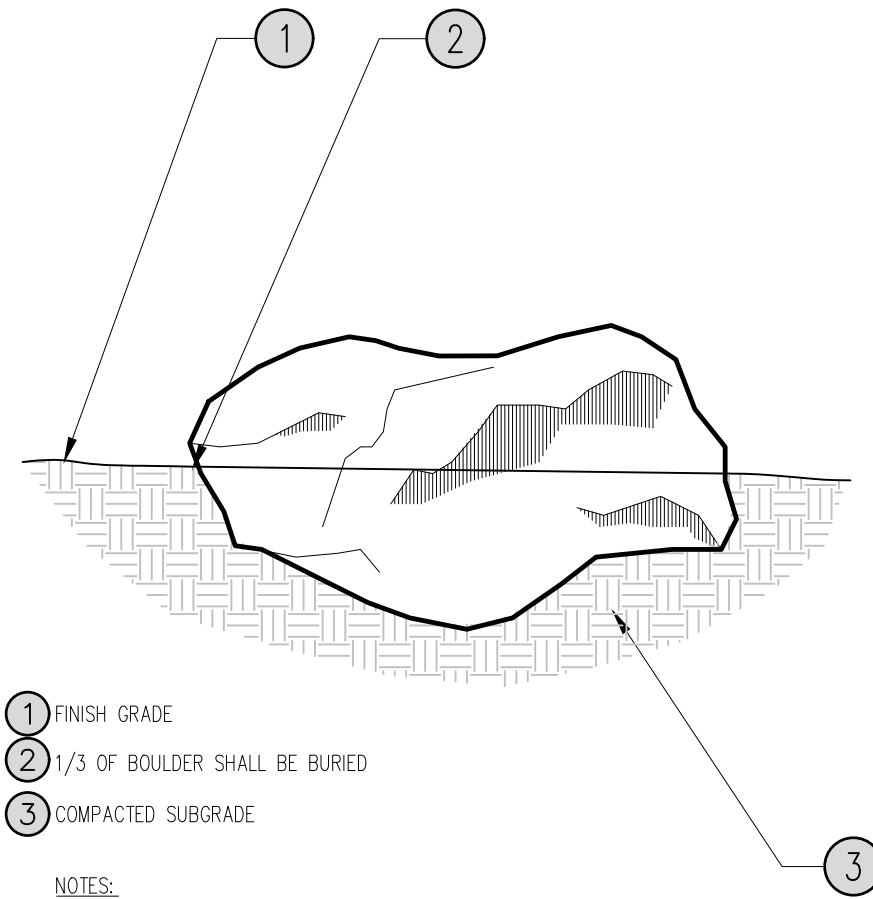


- 1 TREE CANOPY
- 2 NYLON TREE STRIPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADEN WITH NAILS
- 3 12 GAUGE GALVANIZED WIRE, SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES
- 4 24"x3/4" P.V.C. MARKERS OVER WIRES
- 5 PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL
- 6 PRESSURE-TREATED WOOD DEADEN, TWO PER TREE (MIN.), BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL
- 7 TRUNK FLARE
- 8 WOOD MULCH TREE RING 3" DIA. MIN. TYPE & DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
- 9 FINISH GRADE, SEE PLANTING PLAN FOR GROUND COVER TREATMENT
- 10 ROOT BALL - SEE NOTE 3, THIS DETAIL
- 11 BACKFILL, AMEND & FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 12 UNDISTURBED NATIVE SOIL
- 13 SOFT VELCRO, OR OTHER FABRIC WRAP
- 14 CENTRAL LEADER, SEE PLANTING NOTES

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
 3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
 4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
 5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



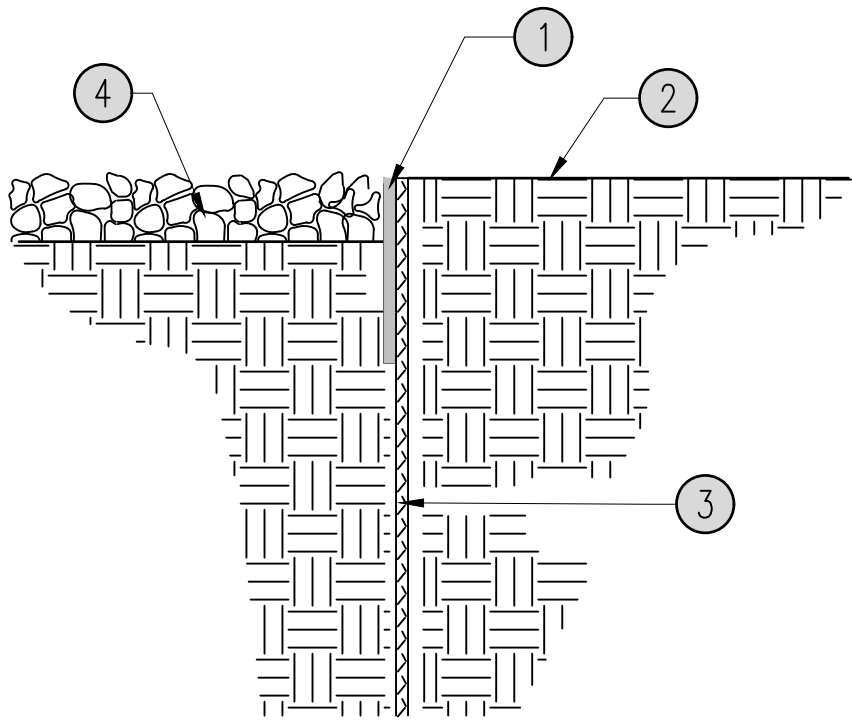
- 1 FINISH GRADE, SEE PLANTING PLAN FOR GROUND COVER TREATMENT
- 2 SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
- 3 PLANT ROOT BALL - SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE - INSTALL WATER RING (2 - 3" HT.)
- 4 BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. SET BACKFILL WITH WATER TO ELIMINATE VOIDS.
- 5 COMPACTED BACKFILL MIX (75%).
- 6 UNDISTURBED NATIVE SOIL.



- 1 FINISH GRADE
 - 2 1/3 OF BOULDER SHALL BE BURIED
 - 3 COMPACTED SUBGRADE
- NOTES:
1. HARVEST LANDSCAPE BOULDERS FROM A LOCAL SOURCE, REFERENCE SPECIFICATIONS FOR TYPE & PLANS FOR LOCATIONS.
 2. LANDSCAPE ARCHITECT TO VERIFY BOULDER LOCATIONS AND ORIENTATION PRIOR TO FINAL INSTALLATION.

1 TREE PLANTING

N.T.S.



- 1 1/16" x 4" RYERSON STEEL EDGING OR EQUAL
- 2 FINISH GRADE
- 3 16" STAKES AT 30" O.C.
- 4 4" DEPTH MULCH

4 STEEL EDGE

N.T.S.

WAUSAU TILE FLAT STEEL 6 FT BENCH W/ BACK AND CENTER ARM
COLOR: BLACK POWDER COAT
MODEL: MF2203
INSTALL PER MANUFACTURER'S SPECIFICATIONS
SURFACE MOUNT
LANDSCAPE ARCHITECT TO VERIFY FINISHES & PRODUCT PRIOR TO ORDERING
LANDSCAPE ARCHITECT TO VERIFY/APPROVE LOCATIONS PRIOR TO INSTALLING



8 BENCH W/ BACK AND CENTER ARM

N.T.S.



- NOTE:
1. FOR DESIGN INTENT ONLY. FINAL DETAILS WILL BE PROVIDED AT TIME OF SIGNAGE PERMITTING.
 2. SIGNAGE MUST MEET STANDARDS DEFINED IN THE UDO.

5 MAJOR SIGN

N.T.S.

P-CO-KIN1-323253-04



- NOTE:
1. FOR DESIGN INTENT ONLY. FINAL DETAILS WILL BE PROVIDED AT TIME OF SIGNAGE PERMITTING.
 2. SIGNAGE MUST MEET STANDARDS DEFINED IN THE UDO.

6 MINOR SIGN WITH FUEL PRICING

N.T.S.

P-CO-KIN1-323253-03



- NOTE:
1. FOR DESIGN INTENT ONLY. FINAL DETAILS WILL BE PROVIDED AT TIME OF SIGNAGE PERMITTING.
 2. SIGNAGE MUST MEET STANDARDS DEFINED IN THE UDO.

7 MINOR SIGN

N.T.S.

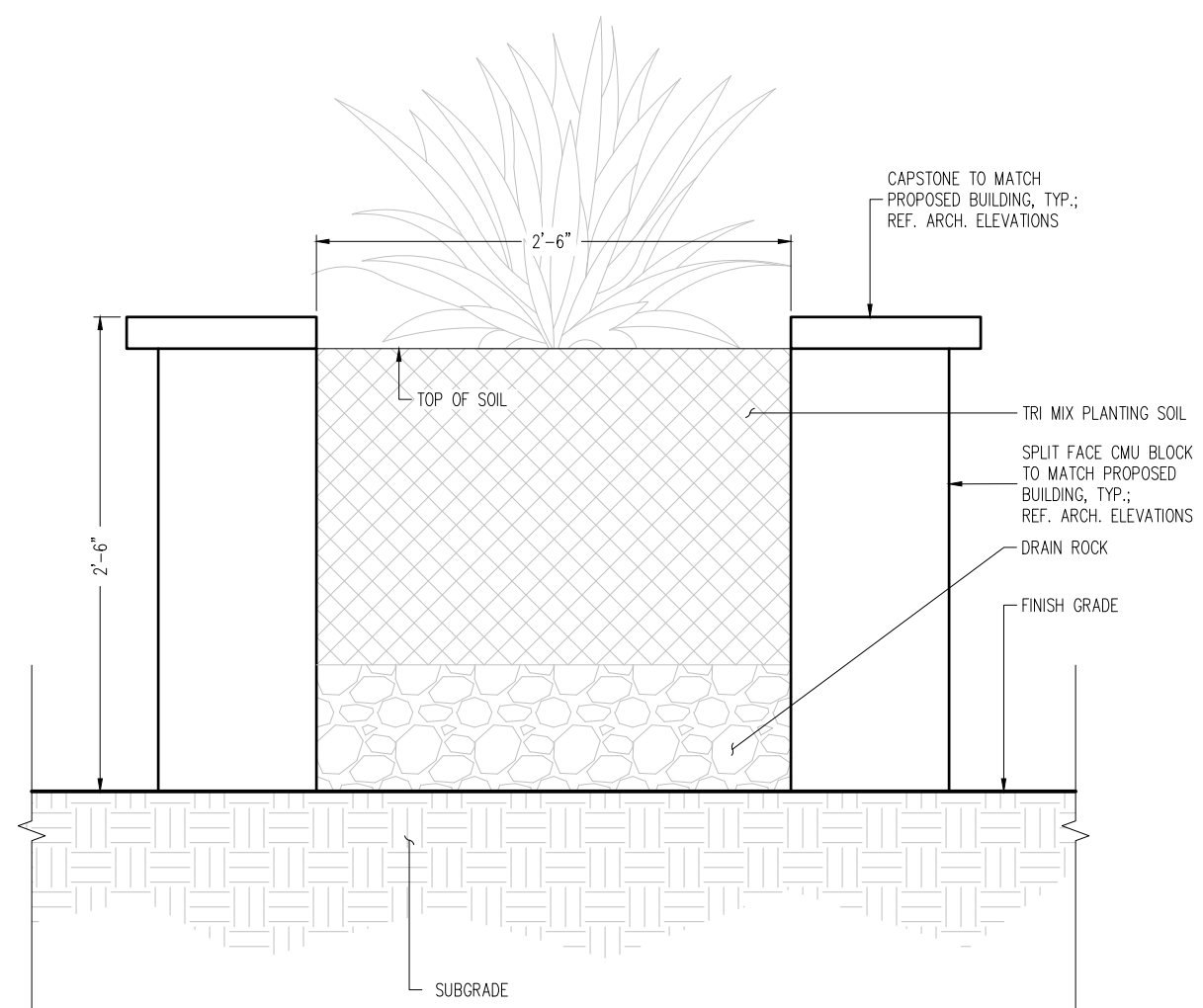
P-CO-KIN1-323253-02

WAUSAU TILE FLAT STEEL 24 GALLON LINER TRASH RECEPTACLE ALUMINUM RAIN HOOD LID & SIDE DOOR
COLOR: BLACK POWDER COAT
MODEL: MF3214
INSTALL PER MANUFACTURER'S SPECIFICATIONS
SURFACE MOUNT
LANDSCAPE ARCHITECT TO VERIFY FINISHES & PRODUCT PRIOR TO ORDERING
LANDSCAPE ARCHITECT TO VERIFY/APPROVE LOCATIONS PRIOR TO INSTALLING



9 LITTER RECEPTACLE

N.T.S.



10 RAISED PLANTER

1" = 1'-0"

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

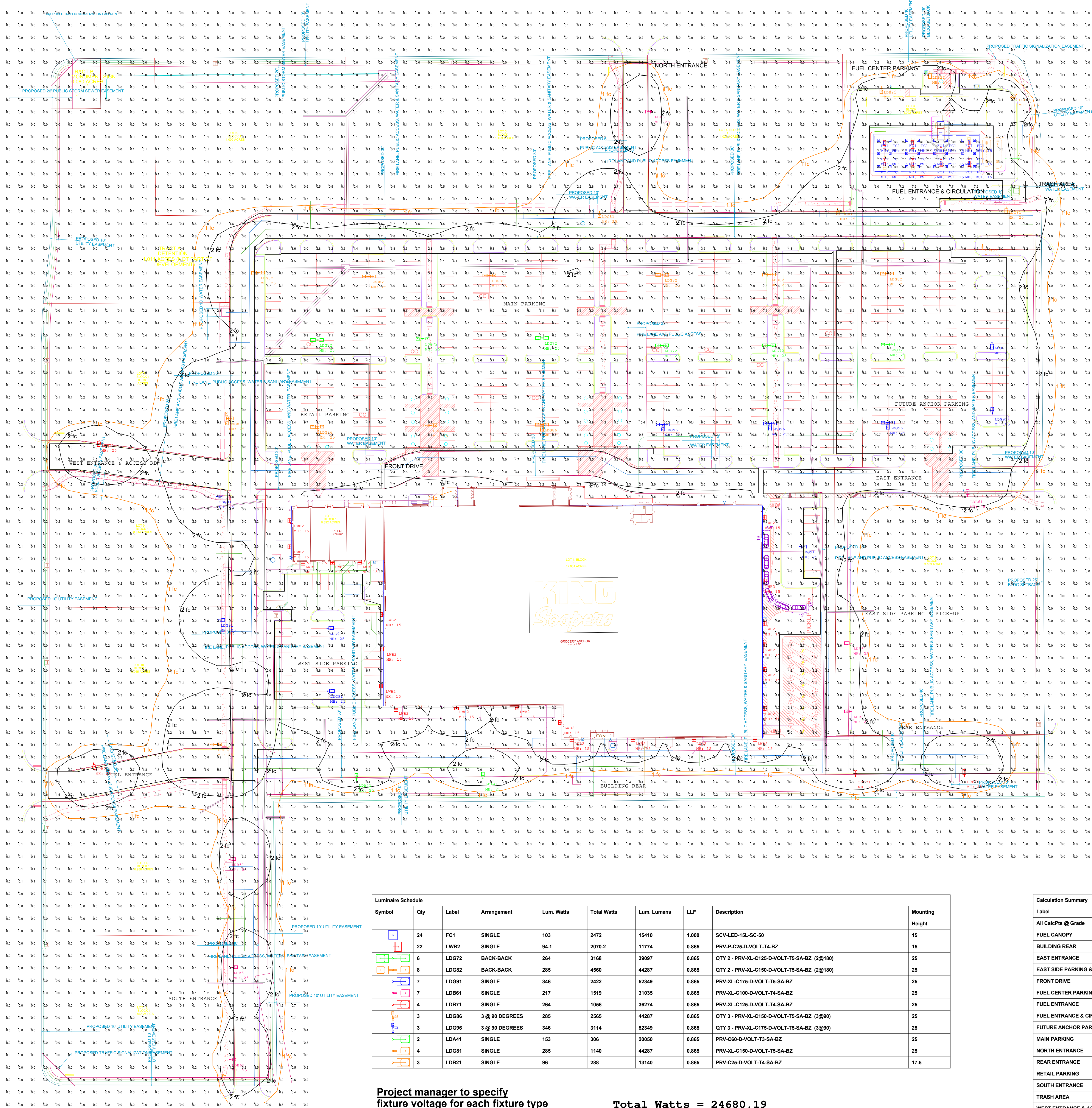
56TH & PICADILLY MARKETPLACE AT GYRE
SITE PLAN SET

DA-1662-36
AURORA, COLORADO

#	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP
B	02/04/25	2ND SP SUBMITTAL	AJP
C	03/13/25	3RD SP SUBMITTAL	AJP
D	04/17/25	4TH SP SUBMITTAL	AJP
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X			
Y			
Z			

Project No:	KSS000156
Drawn By:	KLD
Checked By:	SRM
Date:	APRIL 2025

LANDSCAPE DETAILS



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF
	24	FC1	SINGLE	103	2472	15610	1.000
	22	LWB2	SINGLE	94.1	2070.2	11774	0.865
	8	LDG72	BACK-BACK	264	2112	39097	0.865
	6	LDG82	BACK-BACK	285	1710	44287	0.865
	7	LDG91	SINGLE	346	2422	92349	0.865
	7	LDB61	SINGLE	217	1519	31035	0.865
	4	LDB71	SINGLE	264	1056	36274	0.865
	3	LDG86	3 @ 90 DEGREES	285	2565	44287	0.865
	3	LDG96	3 @ 90 DEGREES	346	3114	92349	0.865
	2	LDA41	SINGLE	153	306	20050	0.865
	4	LDG81	SINGLE	285	1140	44287	0.865
	3	LDB21	SINGLE	96	288	13140	0.865

Project manager to specify
fixture voltage for each fixture type

Total Watts = 24680.19

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All CalcPts @ Grade	Illuminance	Fc	2.08	14.4	0.0	N.A.	N.A.
FUEL CANOPY	Illuminance	Fc	44.99	64.2	36.3	1.24	1.49
BUILDING REAR	Illuminance	Fc	2.48	8.8	1.1	2.25	5.27
EAST ENTRANCE	Illuminance	Fc	3.69	5.2	2.5	1.48	2.08
EAST SIDE PARKING & PICK-UP	Illuminance	Fc	3.26	4.7	2.0	1.63	2.35
FRONT DRIVE	Illuminance	Fc	3.45	6.7	1.7	2.83	3.94
FUEL CENTER PARKING	Illuminance	Fc	3.37	3.9	2.6	1.35	1.56
FUEL ENTRANCE	Illuminance	Fc	3.50	5.9	1.5	2.53	3.93
FUEL ENTRANCE & CIRCULATION	Illuminance	Fc	4.18	8.6	1.5	2.79	5.73
FUTURE ANCHOR PARKING	Illuminance	Fc	5.69	11.5	2.6	2.19	4.42
MAIN PARKING	Illuminance	Fc	6.00	11.6	2.0	3.00	5.80
NORTH ENTRANCE	Illuminance	Fc	2.57	3.8	1.5	1.71	2.53
REAR ENTRANCE	Illuminance	Fc	3.07	5.3	1.5	2.05	3.53
RETAIL PARKING	Illuminance	Fc	7.11	10.1	3.9	1.82	2.59
SOUTH ENTRANCE	Illuminance	Fc	2.76	4.0	1.4	1.97	2.86
TRASH AREA	Illuminance	Fc	3.43	4.0	2.7	1.27	1.48
WEST ENTRANCE & ACCESS RD	Illuminance	Fc	3.46	9.9	1.5	2.31	6.60
WEST SIDE PARKING	Illuminance	Fc	4.64	8.3	2.3	2.02	3.61

Luminaire Location Summary							
LumNo	Label	X	Y	Z	Orient	Tilt	
1	LDB21	1084.81	955.58	17.5	270	0	
2	LDB21	1024	937.5	17.5	270	0	
3	LDB21	1149.25	926.25	17.5	218-191	0	
4	LDB61	749.07	907.67	25	180	0	
5	FC1	1022.7	872.92	15	0	0	
6	FC1	1036.7	872.92	15	0	0	
7	FC1	1056.7	872.92	15	0	0	
8	FC1	1070.7	872.92	15	0	0	
9	FC1	1090.7	872.92	15	0	0	
10	FC1	1104.7	872.92	15	0	0	
11	FC1	1124.7	872.92	15	0	0	
12	FC1	1138.7	872.92	15	0	0	
13	FC1	1022.7	856.92	15	0	0	
14	FC1	1036.7	856.92	15	0	0	
15	FC1	1056.7	856.92	15	0	0	
16	FC1	1070.7	856.92	15	0	0	
17	FC1	1090.7	856.92	15	0	0	
18	FC1	1104.7	856.92	15	0	0	
19	FC1	1124.7	856.92	15	0	0	
20	FC1	1138.7	856.92	15	0	0	
21	FC1	1022.7	840.92	15	0	0	
22	FC1	1036.7	840.92	15	0	0	
23	FC1	1056.7	840.92	15	0	0	
24	FC1	1070.7	840.92	15	0	0	
25	FC1	1090.7	840.92	15	0	0	
26	FC1	1104.7	840.92	15	0	0	
27	FC1	1124.7	840.92	15	0	0	
28	FC1	1138.7	840.92	15	0	0	
29	LDB81	1177	792.25	25	270	0	
30	LDB81	973.34	790.49	25	270	0	
31	LDB81	685.31	787.29	25	270	0	
32	LDB81	1148.25	746.75	25	270	0	
33	LDB82	272.83	712.77	25	0	0	
34	LDB82	1033.09	711.68	25	0	0	
35	LDB82	890.37	710.51	25	0	0	
36	LDB82	741.27	710.17	25	0	0	
37	LDB82	532.3	709.48	25	0	0	
38	LDB82	406.5	708.25	25	0	0	
39	LDB72	615.9	633.93	25	0	0	
40	LDB72	471.5	633	25	0	0	
41	LDB72	344	631.5	25	0	0	
42	LDB91	1159.88	628.19	25	270	0	
43	LDB72	1033.91	625.84	25	0	0	
44	LDB72	761.09	624.93	25	0	0	
45	LDB72	890.34	625	25	0	0	
46	LDB91	1160.25	542.25	25	90	0	
47	LDB86	234.82	536.58	25	0	0	
48	LDB86	1033.92	535.51	25	270	0	
49	LDB86	891.37	530.34	25	270	0	
50	LDB86	761.87	529.34	25	270	0	
51	LDB86	615.77	529.03	25	270	0	
52	LDB82	480.97	528.22	25	180-526	0	
53	LDB86	344.25	526.5	25	270	0	
54	LDB71	80.5	510.5	25	265-389	0	
55	LDB91	222.5	442	25	0	0	
56	LDB61	1130.5	442.5	25	90	0	
57	LWB2	882.5	417	15	0	0	
58	LWB2	313	413	15	180	0	
59	LWB2	313	381.5	15	180	0	
60	LDB91	927.5	381.5	25	0	0	
61	LWB2	362.5	364	15	270	0	
62	LWB2	396	364	15	270	0	
63	LWB2	327	363.5	15	270	0	
64	LWB2	882.5	340	15	0	0	
65	LWB2	424.5	299.5	15	180	0	
66	LDB91	224.5	293	25	0	0	
67	LWB2	882.5	288.5	15	0	0	
68	LDB91	356	283	25	0	0	
69	LDB61	989.5	265	25	180	0	
70	LWB2	882.5	265	15	0	0	
71	LWB2	425	258	15	180	0	
72	LWB2	882.5	233	15	0	0	
73	LWB2	424	213	15	180	0	
74	LDB91	357	207	25	0	0	
75	LWB2	512.5	188.5	15	270	0	
76	LWB2	586	188.5	15	270	0	
77	LWB2	439.5	186.5	15	270	0	
78	LWB2	882.5	186	15	0	0	
79	LDB61	989.5	182.5	25	180	0	
80	LWB2	640	169	15	180	0	
81	LWB2	652	150	15	270	0	
82	LWB2	726	150	15	270	0	
83	LWB2	799.5	150	15	270	0	
84	LWB2	873.5	150	15	270	0	
85	LDB82	221	142.5	25	0	0	
86	LDB71	73.5	120	25	289-561	0	
87	LDB71	1126.5	104	25	90	0	
88	LDB71	995	103.5	25	90	0	
89	LDA41	544.5	101	25	90	0	
90	LDA41	391.5	99.5	25	90	0	
91	LDB61	237.67	3.74	25	0	0	
92	LDB61	240.14	-124.97	25	0	0	
93	LDB61	237.98	-238.47	25	0	0	

Applications Engineering

1121 Highway 74 South

Peachtree City, GA 30289

tel no: 770-486-45xx

fax no: 770-486-4599

e-mail: mkt-lighting@cooperlighting.com

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Project Name:

56th Marketplace

Aurora, CO

Client:

Andrew Pires

Galloway

Drawn By:

EL

Date:

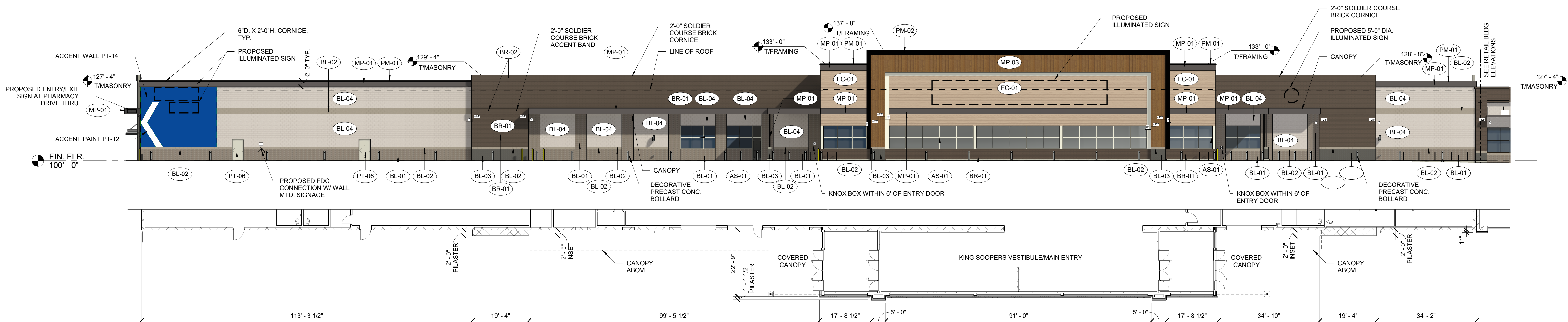
4/15/2025

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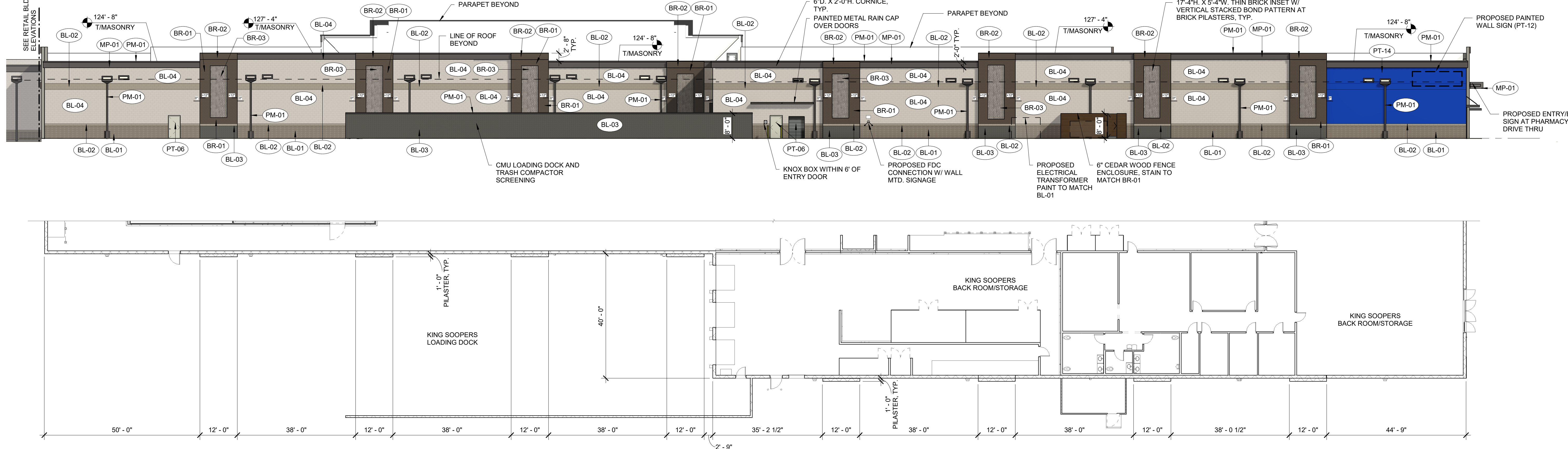
1" = 50'

Project No:

2401022F.AGI



1 KING SOOPERS - PARTIAL NORTH ELEVATION (FRONT) AND FLOOR PLAN
1/16" = 1'-0"



2 KING SOOPERS - SOUTH ELEVATION (REAR) AND FLOOR PLAN
1/16" = 1'-0"

EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AE-01	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	CLEAR ANODIZED
AS-01	PREFINISHED ALUMINUM STOREFRONT		<varies>
BL-01	INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	870WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE	BASALITE	923WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	807WR
BL-04	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE	BASALITE	721WR
BR-01	THIN BRICK MASONRY UNIT, RUNNING BOND	INTERSTATE BRICK	MOROCCAN BROWN
BR-02	THIN BRICK MASONRY UNIT, SOLDIER COURSE	INTERSTATE BRICK	MOROCCAN BROWN

EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
BR-03	THIN BRICK MASONRY UNIT, RUNNING BOND VERTICAL STACK	INTERSTATE BRICK	PLATINUM
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	SLATE GRAY
FC-01	FIBER CEMENT LAP SIDING	SHERWIN WILLIAMS	PAINT SW7513 SANDERLING
MP-01	METAL PANEL - SMOOTH		SLATE GRAY
MP-03	CONCEALED FASTENER LAP-SEAM METAL WALL PANEL	LONGBOARD	LIGHT CHERRY
PM-01	PREFINISHED METAL		SLATE GRAY
PM-02	PREFINISHED METAL		MATTE BLACK
PM-03	PREFINISHED METAL		WHITE
PT-06	PAINT	SHERWIN WILLIAMS	SW 7016 MINDFUL GRAY
PT-07	PAINTED METAL	SHERWIN WILLIAMS	GAUNTLET GRAY SW7019
PT-08	PAINT	SHERWIN WILLIAMS	SW4084 SAFETY YELLOW
PT-12	PAINT	SHERWIN WILLIAMS	WHITE
PT-14	PAINT	SHERWIN WILLIAMS	KROGER BLUE PMS 2728C

EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
PT-15	PAINT	SHERWIN WILLIAMS	KING SOOPERS RED
SO-01	VINYL SOFFIT PANEL	CERTAINTED	GRANITE GRAY
WD-01	CEDAR WOOD PICKET		CEDAR STAINED NATURAL

SIGNAGE AND WALL MOUNTED LIGHTING ARE SHOWN FOR REFERENCE ONLY. OWNER'S SIGN CONTRACTOR TO INSTALL NEW SIGNAGE. ALL SIGNS ARE UNDER SEPARATE PERMIT TO BE PULLED BY OWNER'S SIGNAGE CONTRACTOR.

ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW FROM THE PROPERTY LINE BY A PARAPET OR MECHANICAL SCREEN THAT IS INTEGRATED INTO PART OF THE BUILDING'S ARCHITECTURAL DESIGN. PER UDO SECTION 146-4.8.11A

SYMBOL INDICATES CHANGE IN VERTICAL PLANE



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www.naosdg.com

KING SOOPERS 156

56TH AND PICADILLY
AURORA, COLORADO

EXTERIOR ELEVATIONS - KING SOOPERS

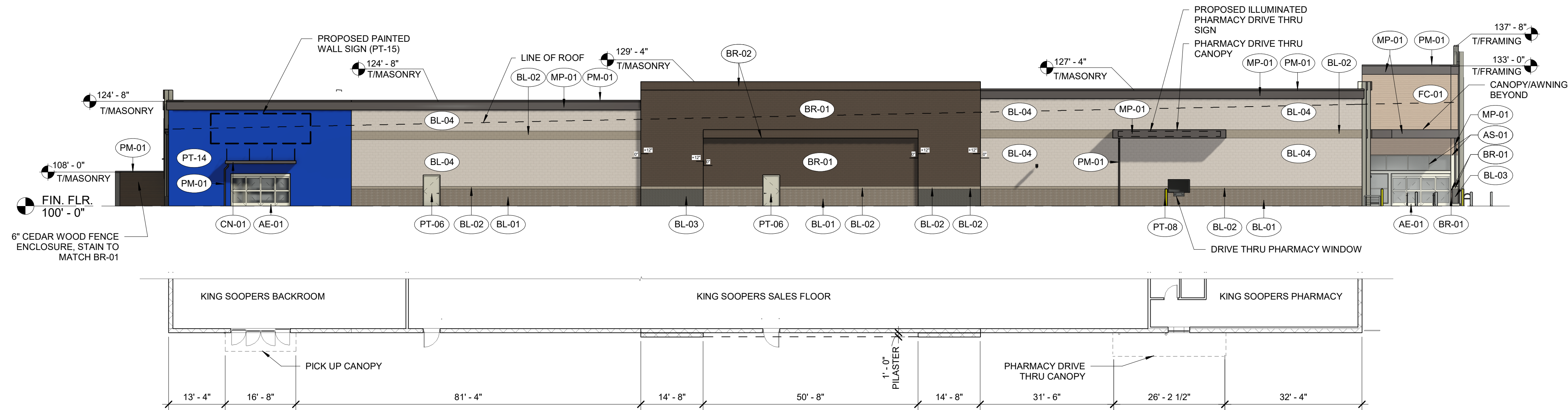
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JOB #: 2024047

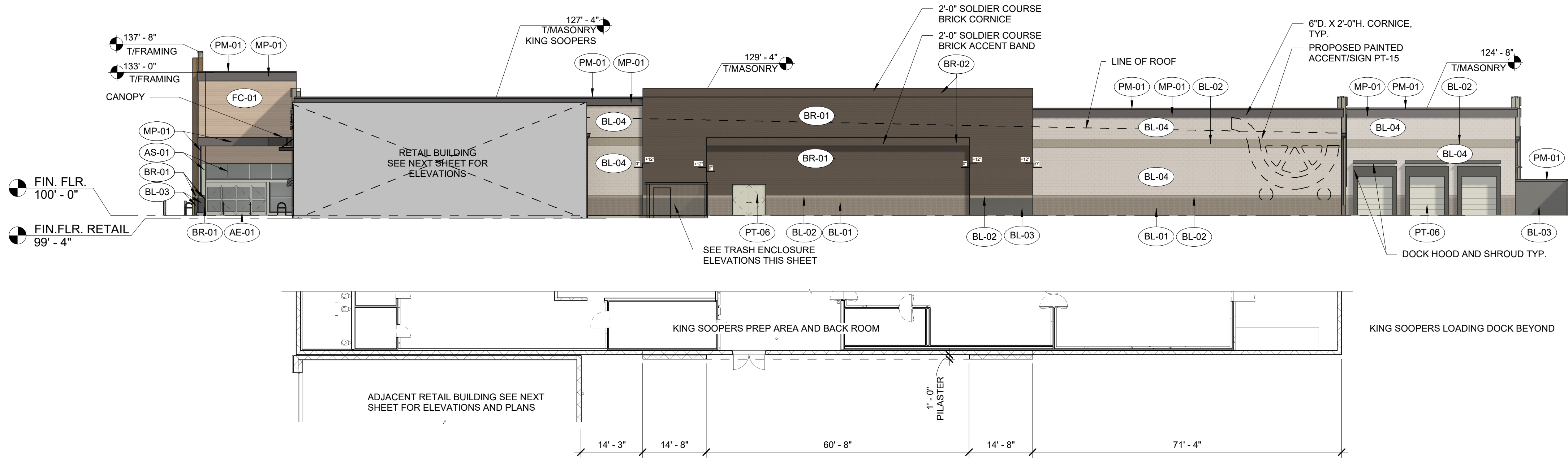
DATE: 04/17/2025

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

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1 KING SOOPERS EAST ELEVATION
(LEFT) AND PARTIAL FLOOR PLAN
1/16" = 1'-0"



3 KING SOOPERS - WEST ELEVATION
(RIGHT) AND FLOOR PLAN
1/16" = 1'-0"



Naos Design Group, LLC
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www.naosdg.com

KING SOOPERS 156

56TH AND PICADILLY
AURORA, COLORADO

EXTERIOR ELEVATIONS - KING SOOPERS

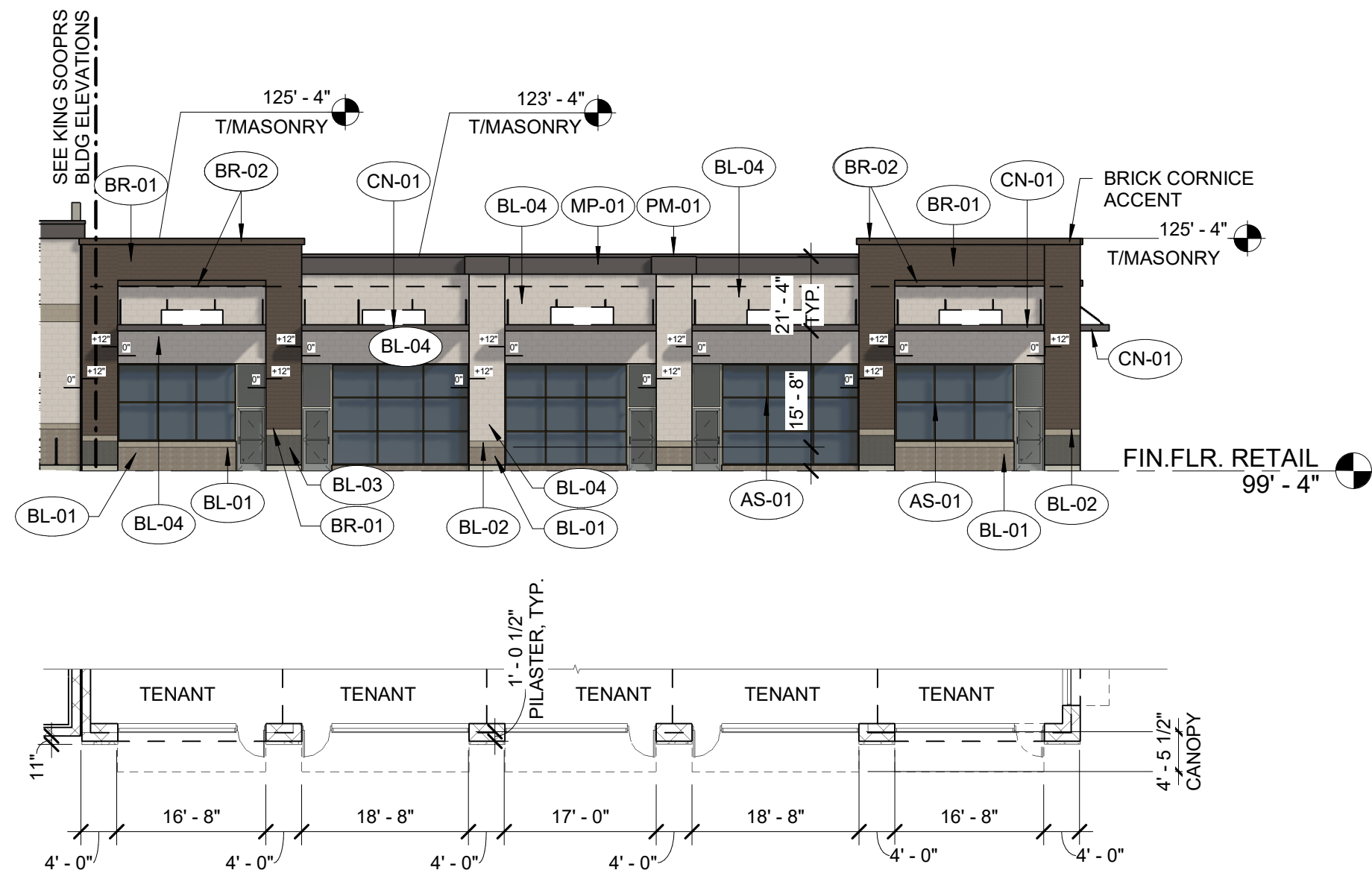
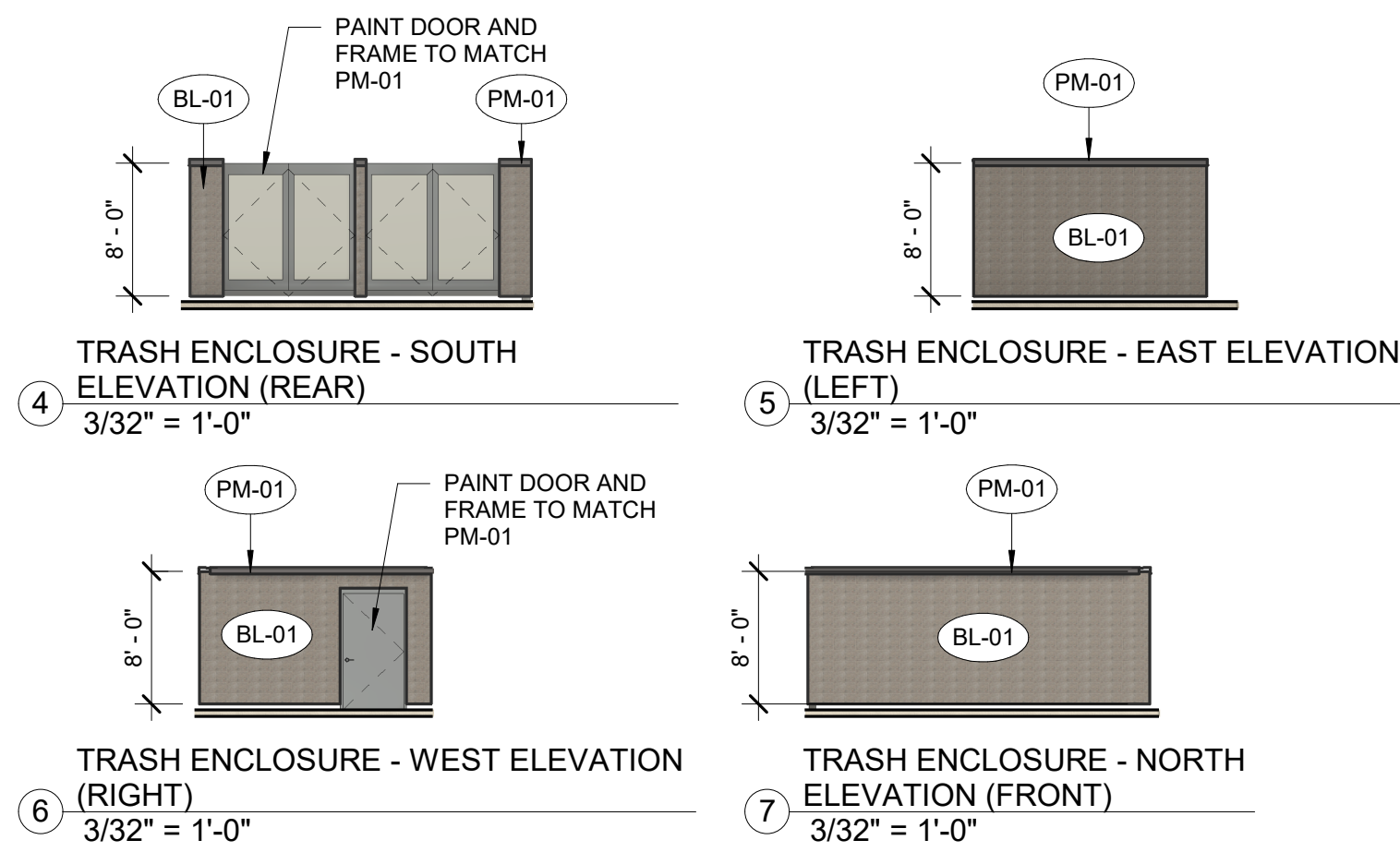
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JOB #: 2024047

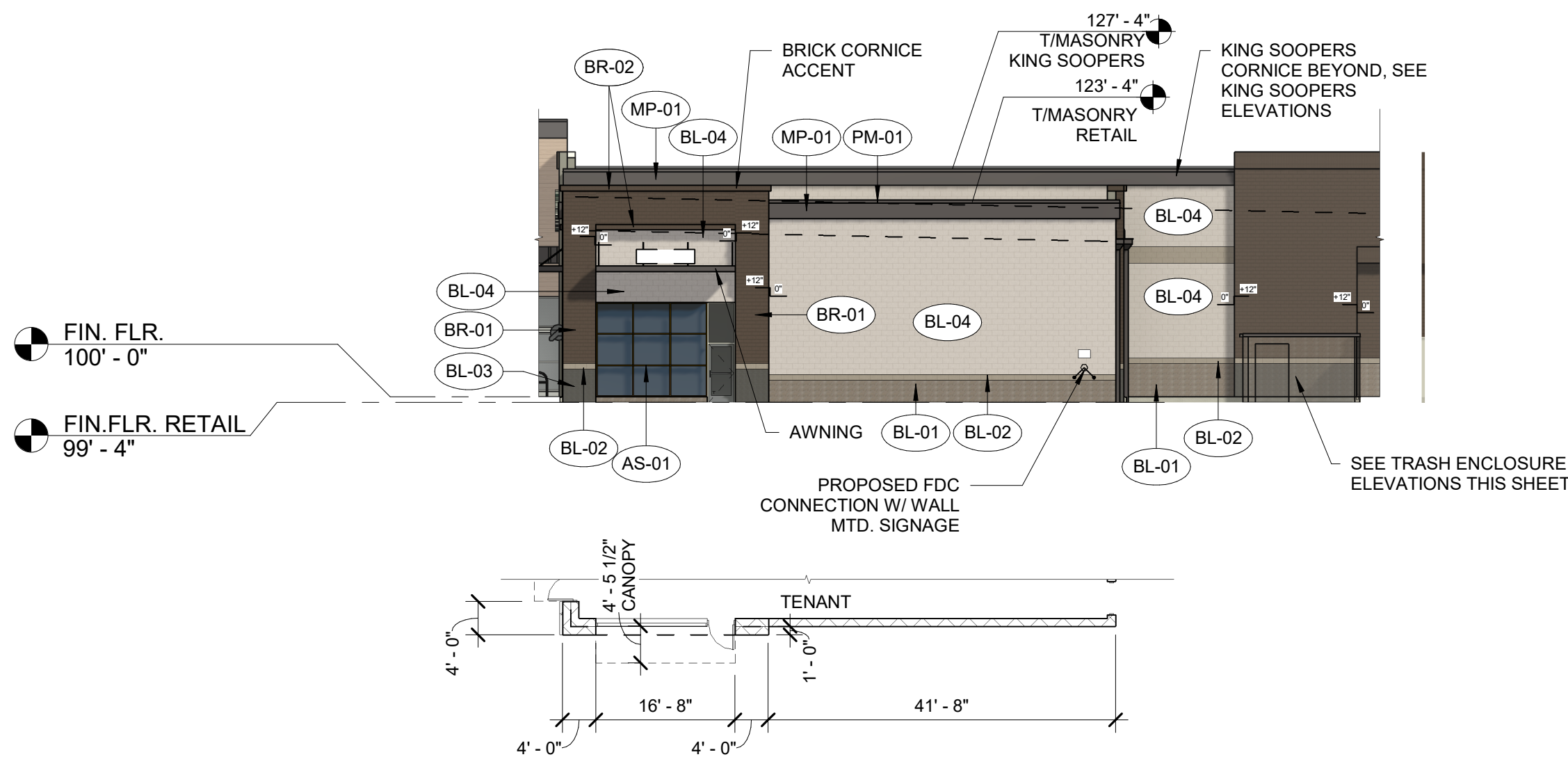
DATE: 04/17/2025

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

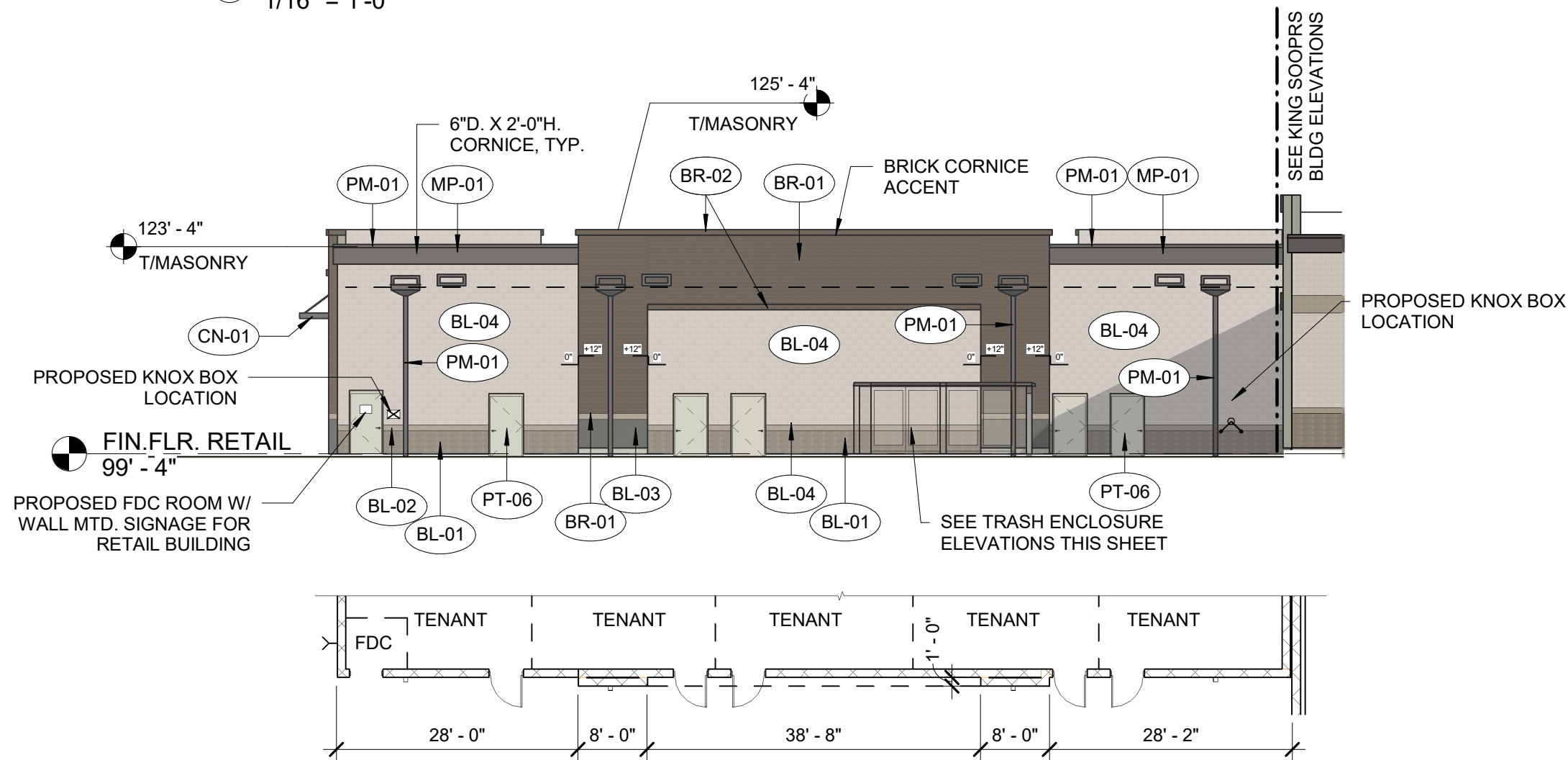
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RETAIL BUILDING - NORTH ELEVATION
(FRONT) AND PARTIAL FLOOR PLAN
1/16" = 1'-0"



RETAIL BUILDING - WEST ELEVATION
(RIGHT) AND FLOOR PLAN
1/16" = 1'-0"



RETAIL BUILDING - SOUTH ELEVATION
(REAR) AND FLOOR PLAN
1/16" = 1'-0"

ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW FROM THE PROPERTY LINE BY A PARAPET OR MECHANICAL SCREEN THAT IS INTEGRATED INTO PART OF THE BUILDING'S ARCHITECTURAL DESIGN. PER UDO SECTION 146-4.8.11A

SIGNAGE AND WALL MOUNTED LIGHTING ARE SHOWN FOR REFERENCE ONLY. OWNER'S SIGN CONTRACTOR TO INSTALL NEW SIGNAGE. ALL SIGNS ARE UNDER SEPARATE PERMIT TO BE PULLED BY OWNER'S SIGNAGE CONTRACTOR.

SYMBOL INDICATES CHANGE IN VERTICAL PLANE

EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AE-01	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	CLEAR ANODIZED
AS-01	PREFINISHED ALUMINUM STOREFRONT		<varies>
BL-01	INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	870WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE	BASALITE	923WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	807WR
BL-04	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE	BASALITE	721WR
BR-01	THIN BRICK MASONRY UNIT, RUNNING BOND	INTERSTATE BRICK	MOROCCAN BROWN
BR-02	THIN BRICK MASONRY UNIT, SOLDIER COURSE	INTERSTATE BRICK	MOROCCAN BROWN
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	SLATE GRAY
FC-01	FIBER CEMENT LAP SIDING	SHERWIN WILLIAMS	PAINT SW7513 SANDERLING
MP-01	METAL PANEL - SMOOTH		SLATE GRAY
PM-01	PREFINISHED METAL		SLATE GRAY
PT-06	PAINT	SHERWIN WILLIAMS	SW 7016 MINDFUL GRAY
PT-08	PAINT	SHERWIN WILLIAMS	SW4084 SAFETY YELLOW
PT-12	PAINT	SHERWIN WILLIAMS	WHITE
PT-14	PAINT	SHERWIN WILLIAMS	KROGER BLUE PMS 2728C
PT-15	PAINT	SHERWIN WILLIAMS	KING SOOPERS RED
SO-01	VINYL SOFFIT PANEL	CERTAINTED	GRANITE GRAY



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KING SOOPERS 156

56TH AND PICADILLY
AURORA, COLORADO

EXTERIOR ELEVATIONS - RETAIL AND TRASH ENCLOSURE

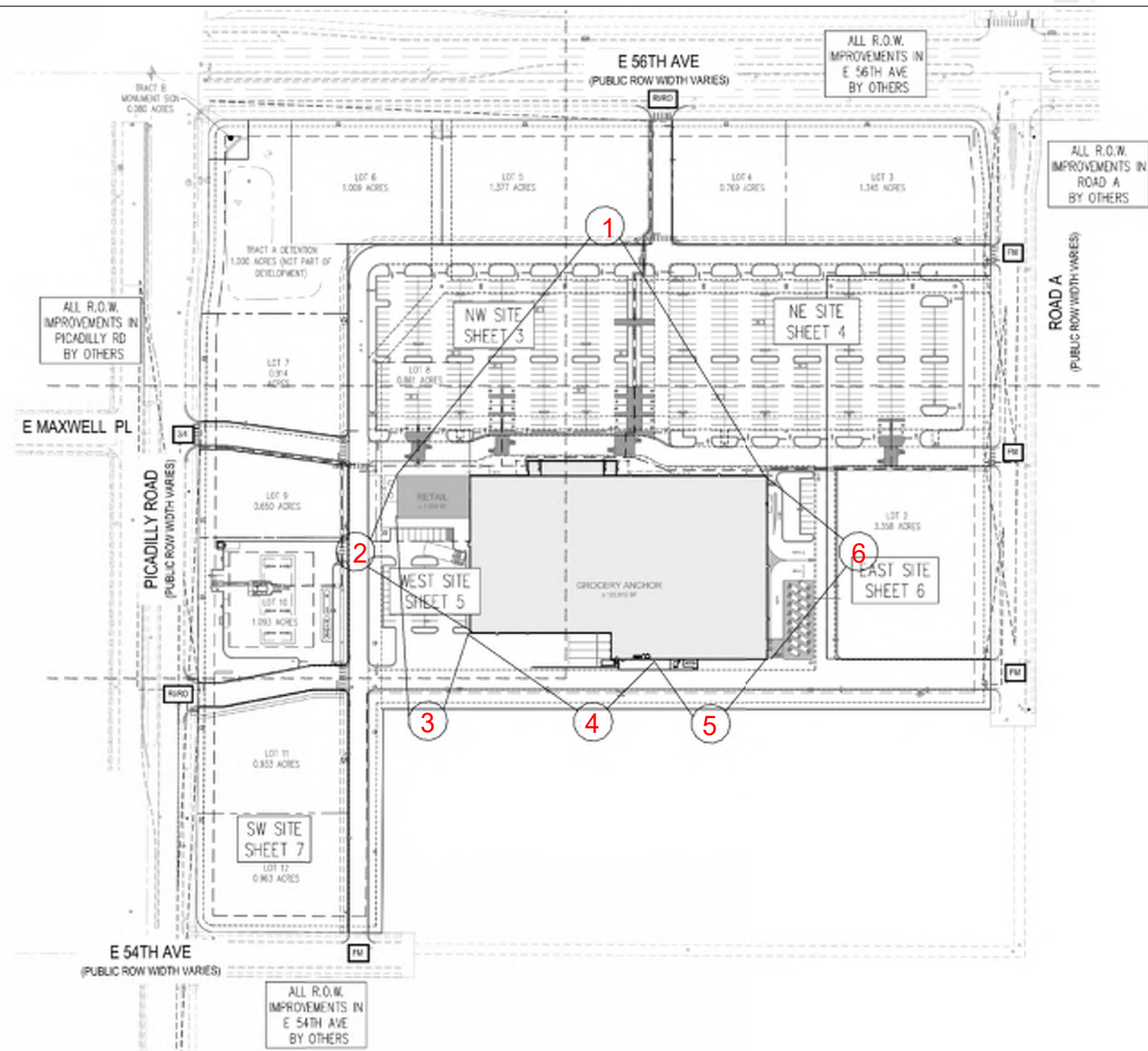
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JOB #: 2024047 DATE: 04/17/2025

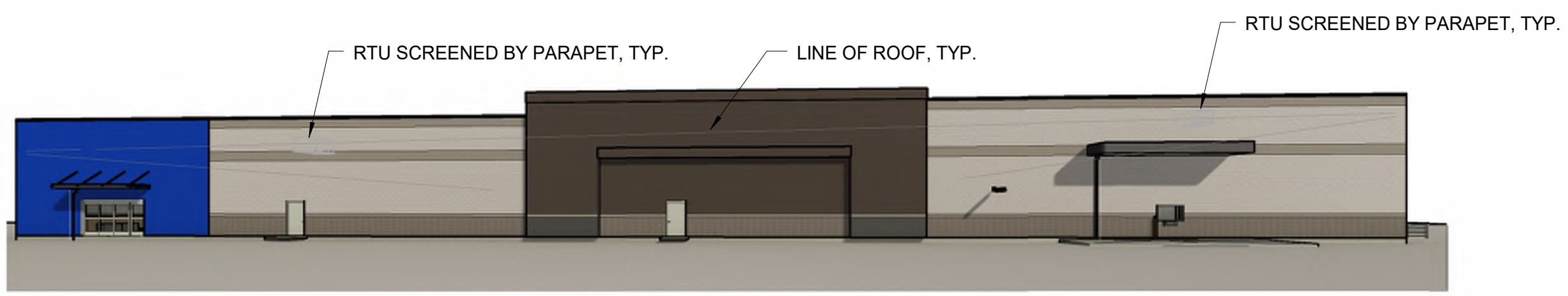
SCALE: As indicated

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THESE DOCUMENTS ARE FOR REVIEW ONLY. DOCUMENTS MUST BE APPROVED BY THE JURISDICTION AND THE DEVELOPER. DIMENSIONS AND AREAS ARE APPROXIMATE.



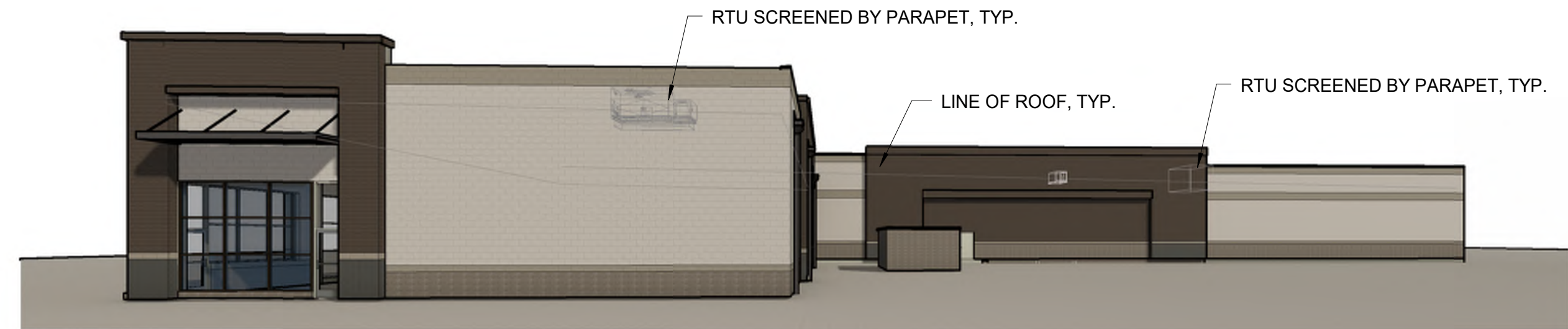
SIGHT LINE STUDY KEY PLAN - FFE 5452.33 (100'-0")
SCALE: N.T.S.
NOTE: SIGHT LINES ARE TAKEN AT A HIGHT OF 5'-6" ABOVE GRADE AT THE PROPERTY LINE LOCATION INDICATED



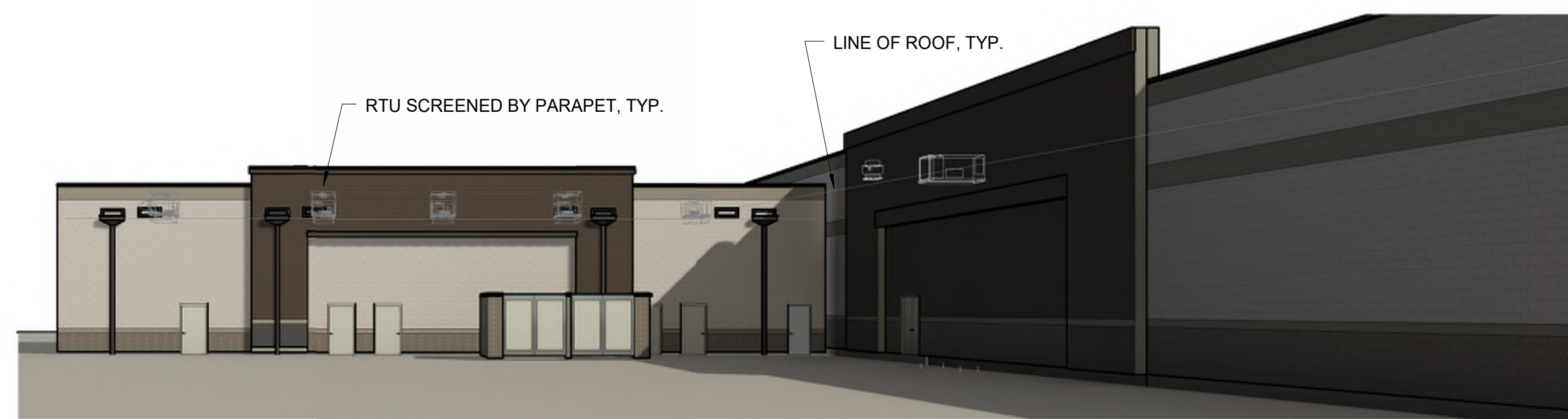
EAST PROPERTY LINE LOOKING WEST
TOWARDS KING SOOPERS AND
⑥ PHARMACY DRIVE THRU



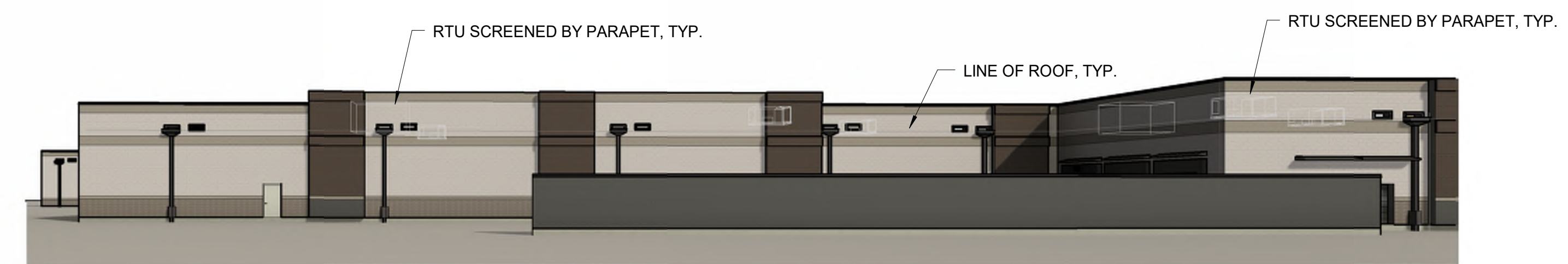
NORTH PROPERTY LINE LOOKING
SOUTH TOWARD FRONT ENTRY OF
① KING SOOPERS AND RETAIL BUILDING



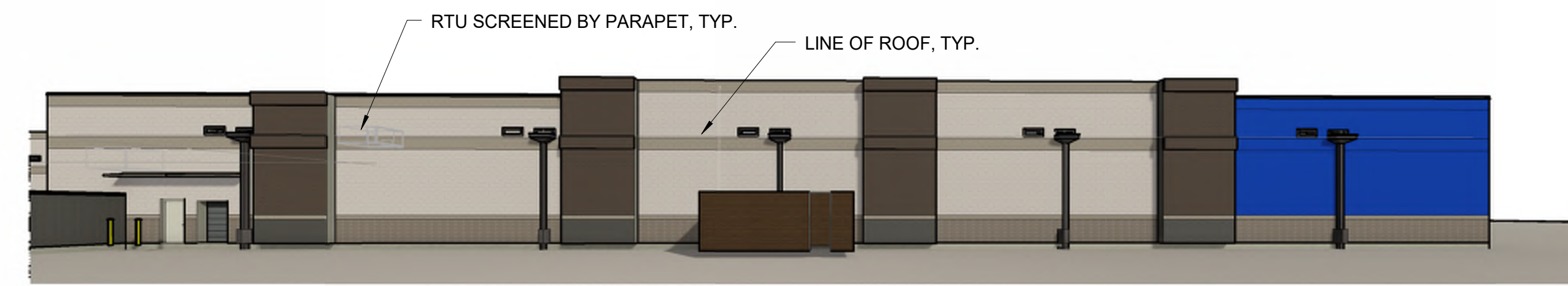
WEST PROPERTY LINE LOOKING EAST
② TOWARD RETAIL AND KING SOOPERS



SOUTH PROPERTY LINE LOOKING
③ NORTH AT RETAIL BUILDING

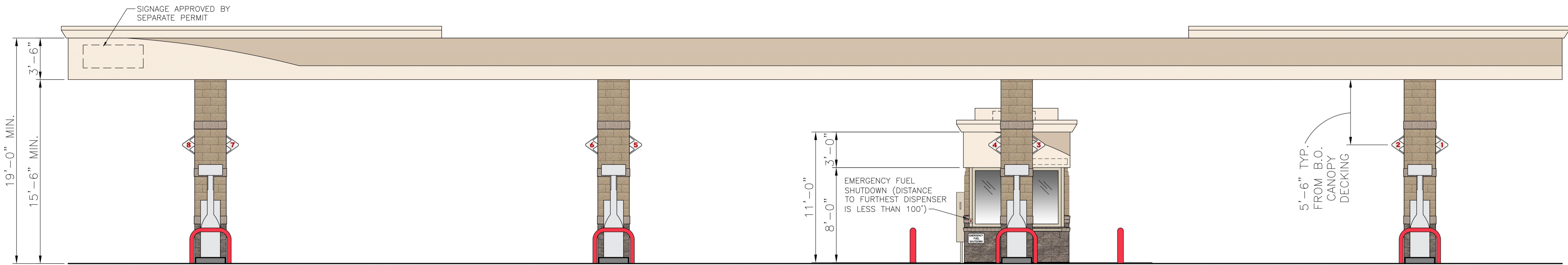


SOUTH PROPERTY LINE, PARTIAL
④ STUDY LOOKING NORTH (WEST HALF)

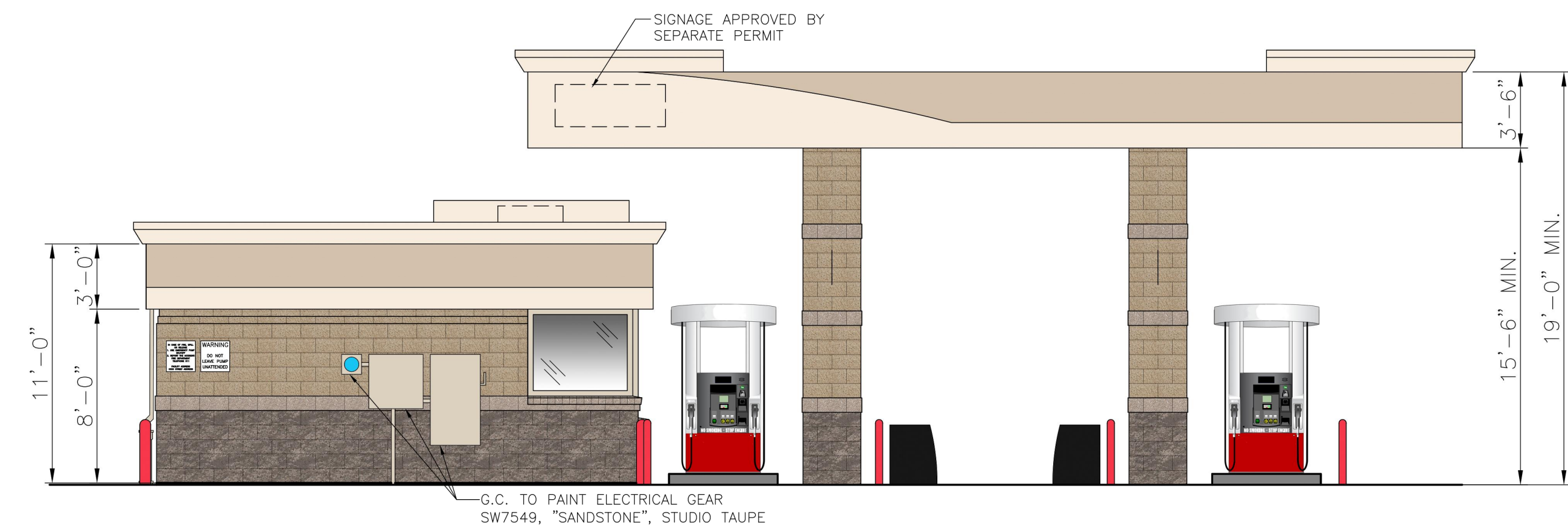


SOUTH PROPERTY LINE PARTIAL
⑤ STUDY LOOKING NORTH (EAST HALF)

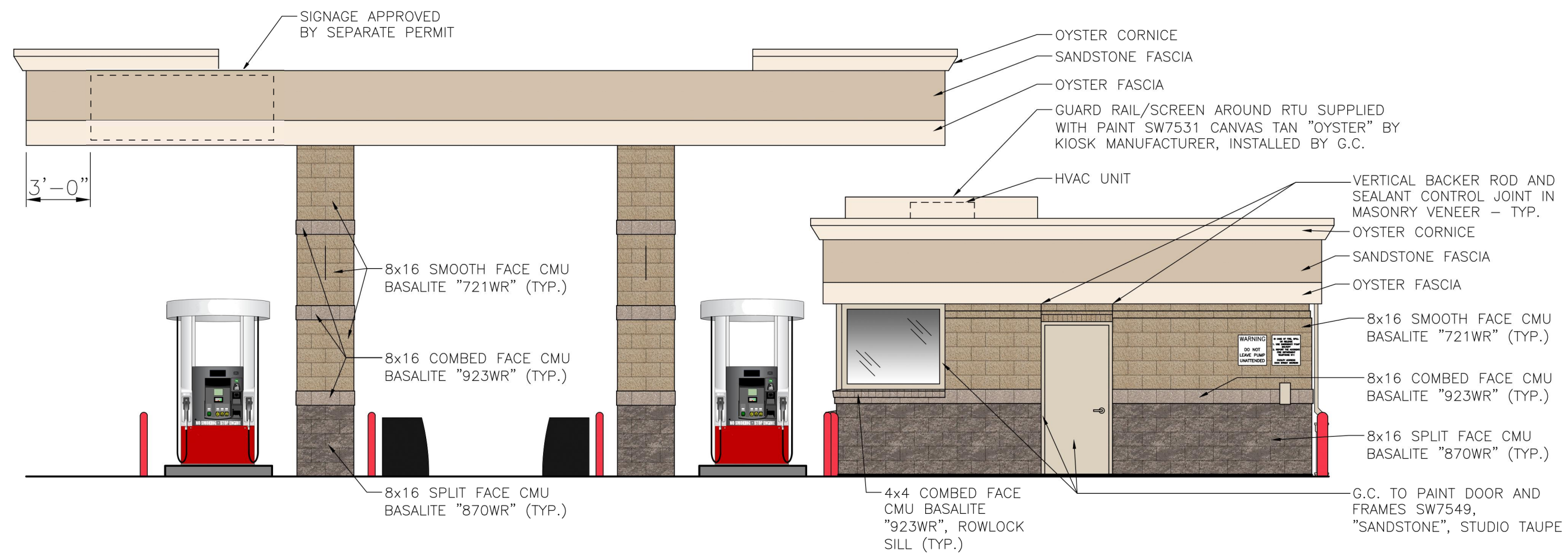
NOT FOR
CONSTRUCTION



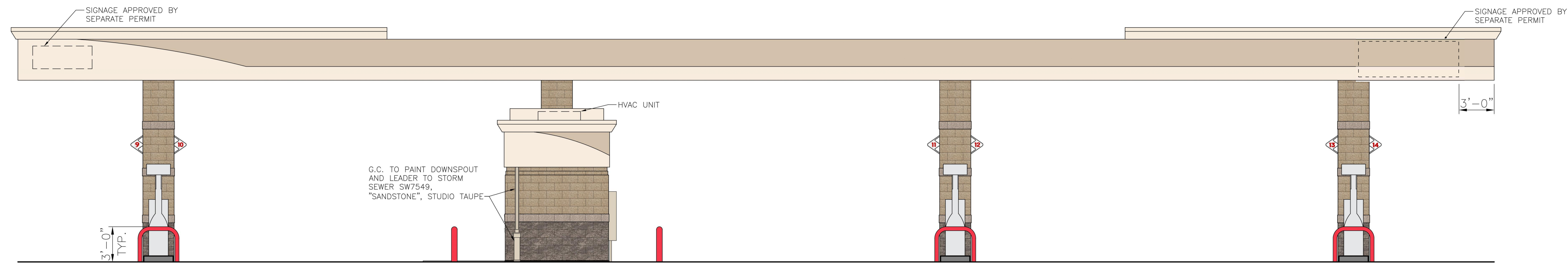
1 FRONT (SOUTH) ELEVATION
SCALE: 3/16"=1'-0"



2 LEFT (WEST) ELEVATION
SCALE: 3/16"=1'-0"



3 RIGHT (EAST) ELEVATION
SCALE: 3/16"=1'-0"



4 REAR (NORTH) ELEVATION
SCALE: 3/16"=1'-0"

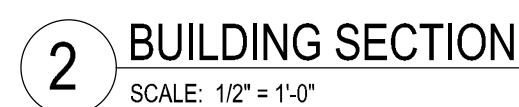
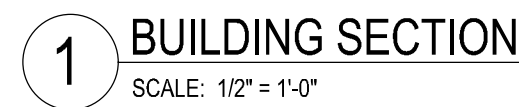
56TH & PICADILLY MARKETPLACE AT GVRE
SITE PLAN SET

DA-1662-36
AURORA, COLORADO

#	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP
B	02/04/25	2ND SP SUBMITTAL	AJP
C	03/13/25	3RD SP SUBMITTAL	AJP
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
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-	-	-	-
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Project No:	
Drawn By:	CFS
Checked By:	DLJ
Date:	SEPTEMBER 2024

FUEL CENTER
EXTERIOR COLOR ELEVATIONS
& SIGNAGE



	Date	Issue / Description	Init.
A	10/02/24	1ST SP SUBMITTAL	AJP
B	02/04/25	2ND SP SUBMITTAL	AJP
C	03/13/25	3RD SP SUBMITTAL	AJP
D	04/18/25	4TH SP SUBMITTAL	AJP
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