

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

1 of 16	COVER SHEET & GENERAL NOTES	9 of 16	UTILITY PLAN - BUILDING D
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4 of 16	SITE PLAN - BUILDING C	12 of 16	LANDSCAPE PLAN - BUILDING D
5 of 16	SITE PLAN - BUILDING D	13 of 16	LANDSCAPE DATA - BUILDING D
6 of 16	GRADING PLAN	14 of 16	PHOTOMETRIC STUDY
7 of 16	OVERALL UTILITY PLAN	15 of 16	ELEVATIONS - BUILDING C
8 of 16	UTILITY PLAN - BUILDING C	16 of 16	ELEVATIONS - BUILDING D

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

TTS: MANAGER

CITY STANDARD	REQUESTED STANDARD	JUSTIFICATION
146-915(D).c 146-915(B).c 146-915(D)1 a & b	ARCHITECTURAL DESIGN STANDARDS ESTABLISHED IN THE AURORA COMMERCE CENTER FDP	ARCHITECTURAL DESIGN STANDARDS ESTABLISHED IN THE AURORA COMMERCE CENTER FDP

AMENDMENTS

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE".
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL EXCEED 120 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH THE U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OF THE LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
7. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ANY SUBSEQUENTLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FLAT ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, OR CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES WITHIN THE EASEMENT BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL. THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
8. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE PLANNING DEPARTMENT AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAN OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS PERMITTED, OR VICE VERSA.
10. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

LAND AREA WITHIN PROPERTY LINES	22.17 ACRES / 965,923 S.F..
GROSS FLOOR AREA (SQ. FT.)	406,959 S.F.
NUMBER OF BUILDINGS	1
MAXIMUM HEIGHT OF BUILDINGS	42'-2"
TOTAL BUILDING COVERAGE (% & SQ.FT.)	406,959 S.F. = 42.1%
HAZARD SURFACE AREA (% & SQ. FT.)	159,066 S.F. = 16.4%
LANDSCAPED AREA (% & SQ. FT.)	400,098 S.F. = 41.4%
PRESENT ZONING CLASSIFICATION	E470 CORRIDOR ZONE DISTRICT / LIGHT INDUSTRIAL SUBAREA
PERMITTED MAXIMUM SIGN AREA	ALL SIGNS WILL COMPLY WITH THE CITY OF AURORA SIGN
PROPOSED TOTAL SIGN AREA (% & SQ. FT.)	ALL SIGNS WILL COMPLY WITH THE CITY OF AURORA SIGN
PROPOSED NUMBER OF SIGNS	ALL SIGNS WILL COMPLY WITH THE CITY OF AURORA SIGN
PARKING SPACES REQUIRED	WAREHOUSE/ - 406,959 S.F. @ 1/2000 = 204 SPACES
PARKING SPACES PROVIDED	204 PROVIDED
HANDICAP SPACES REQUIRED	7 REQUIRED
HANDICAP SPACES PROVIDED	7 PROVIDED
LOADING SPACES REQUIRED	6 REQUIRED
LOADING SPACES PROVIDED	48 PROVIDED w/ 52 ALTERNATE = 100 SPACES PROVIDED

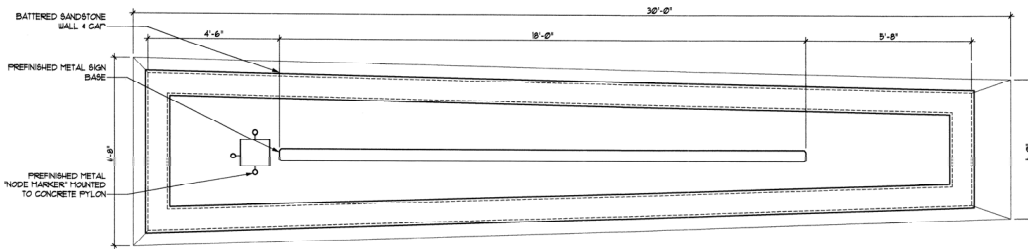
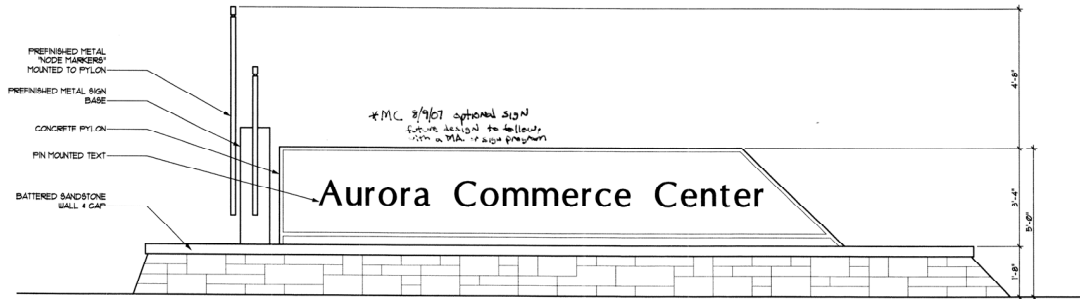
LAND AREA WITHIN PROPERTY LINES	24.76 ACRES / 1,076,900 S.F.	33.81 ACRES / 1,472,964 S.F.
GROSS FLOOR AREA (SQ. FT.)	444,008 S.F.	555,843 S.F.
NUMBER OF BUILDINGS	1	
MAXIMUM HEIGHT OF BUILDINGS	48'-0"	
TOTAL BUILDING COVERAGE (% & SQ.F.T.)	50.00% S.F. = 222,004	556.217 S.F. = 38%
HARD SURFACE AREA (% & SQ. FT.)	50.00% S.F. = 222,004	669,344 S.F. = 45%
LANDSCAPED AREA (% & SQ. FT.)	50.00% S.F. = 222,004	247,403 S.F. = 17%
PRESENT ZONING CLASSIFICATION	E470 CORRIDOR ZONE DISTRICT / LIGHT INDUSTRIAL SUBAREA	200 S.F.
PERMITTED MAXIMUM SIGN AREA		
PROPOSED TOTAL SIGN AREA (% & SQ. FT.)		
PROPOSED NUMBER OF SIGNS		
PARKING SPACES REQUIRED	WAREHOUSE - 430,050 S.F. / 1/2000 = 215 REQUIRED	
PARKING SPACES PROVIDED	247 PROVIDED	282 PROVIDED
HANDICAP SPACES REQUIRED	7 REQUIRED	
HANDICAP SPACES PROVIDED	8 PROVIDED	
LOADING SPACES REQUIRED	6 REQUIRED	
LOADING SPACES PROVIDED	48 PROVIDED / W/ 64 ALTERNATE = 112 SPACES PROVIDED	

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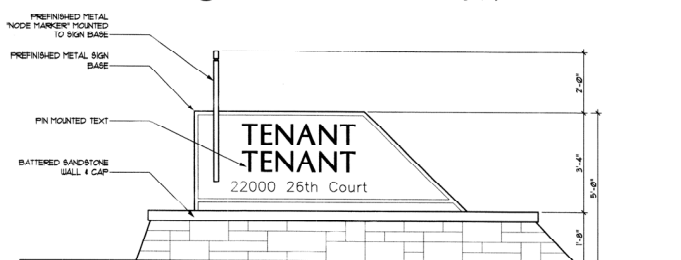
Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

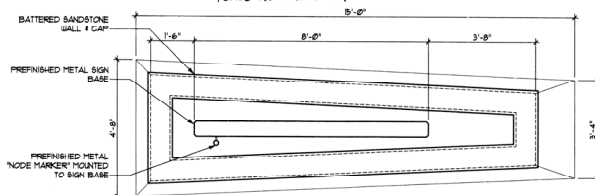
LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



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



1/11/2010; MA-513993; 2003-6040-03
REVISE MONUMENT SIGN

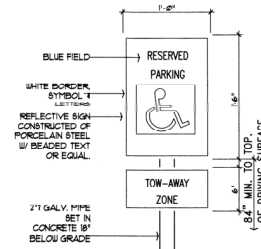


PROPERTY ID SIGN
SCALE: 1/2" = 1'-0"



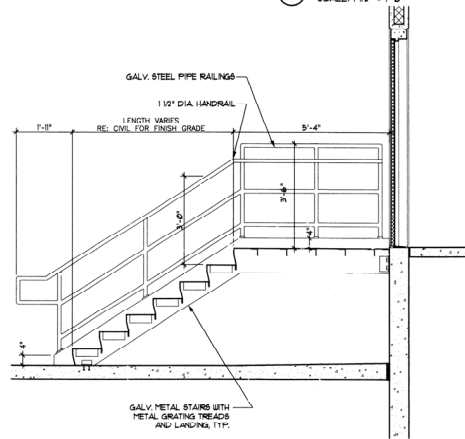
RE: SITE PLAN FOR LOCATION

FIRE LANE SIGN
SCALE: 1 1/2" = 1'-0"

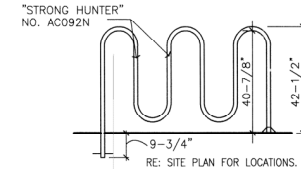


RE: SITE PLAN FOR LOCATIONS.

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



METAL STEPS W/ RAILING
SCALE: 3/4" = 1'-0"



BIKE RACK DETAIL
SCALE: 1/2" = 1'-0"

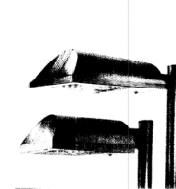


BENCH, LANDSCAPE FORMS, PRESIDIO COLLECTION, BLACK OR SIMILAR DESIGN

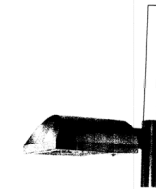


TRASH RECEPTACLE, LANDSCAPE FORMS, PLEXUS COLLECTION, SIDE OPENING, BLACK OR SIMILAR DESIGN

STANDARD SITE FURNITURE
SCALE: N.T.S.

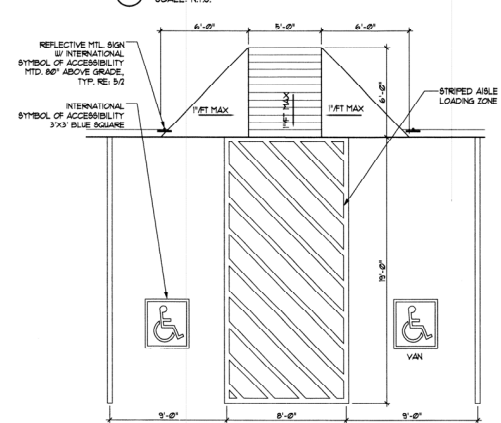


SITE LIGHTING: LSI, CHALLENGER SERIES, BLACK OR SIMILAR DESIGN



PEDESTRIAN LIGHTING: LSI, CHALLENGER SERIES WITH RADIUS ARM ADAPTOR AND EXTENDED POLE, WHITE OR SIMILAR DESIGN

STANDARD LIGHT FIXTURES
SCALE: N.T.S.



TYP. ACCESSIBLE PARKING
SCALE: 1/4" = 1'-0"



LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - C/D
CONTACT: Michael Lauth
PHONE: 303-695-0001
FAX: 303-695-0002
E-MAIL: mlauth@lauthproperty.com
OFFICE ADDRESS: 1000 N. 10th St., Suite 100, Aurora, CO 80010
STATE NUMBER: 06

SEM Architects Inc
487 E. Colorado Boulevard
Suite 200 Denver, Colorado 80246
303-733-0708 Fax

CERTIFIED BY:

STANDARD SITE DETAILS
PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

DATE: (CITY-AM-39)
CONSULTANT: CONTACT: TDK
CONSULTANT: JAMES HUNTER
JOB NUMBER: 2003-6040-03

REV	DATE	DESCRIPTION
1	8-15-2003	100% SUBMITTAL
2	8-15-2003	20% SUBMITTAL
3	2/22/04	REVISED SUBMITTAL

DRAWING NO. SHEET 2 OF 2

20f16

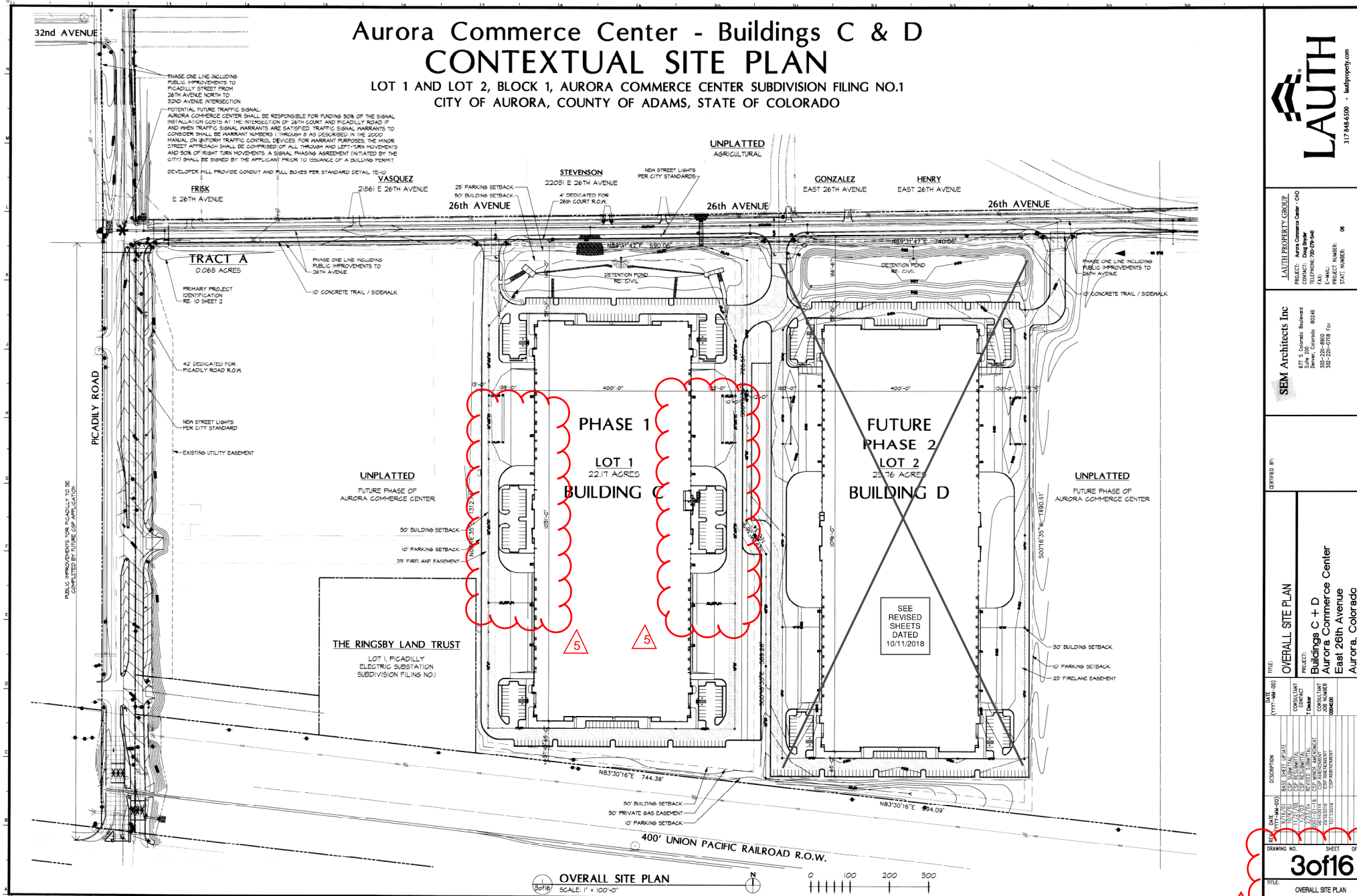
STANDARD SITE DETAILS

AURORA COMMERCE CENTER FLG NO 1 2003-6040-00

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CO
CONTACT: Doug Brinker
PHONE: 720-295-5441
FAX: 720-295-5441
E-MAIL: dbrinker@lauth.com
PROJECT NUMBER: 1003-0046-01
SHEET NUMBER: 08

SEM Architects Inc
475 S. Colorado Boulevard
Suite 200
Denver, Colorado 80246
PHONE: 303-222-0708
FAX: 303-222-0708
E-MAIL: info@semarchitects.com

CERTIFIED BY:

TITLE: OVERALL SITE PLAN
PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

DATE	DESCRIPTION
10/11/2018	BASE SHEET (DATE)
10/11/2018	CONCEPTUAL
10/11/2018	CONTRACT
10/11/2018	DESIGN
10/11/2018	PERMIT
10/11/2018	CONSTRUCTION
10/11/2018	AS-BUILT
10/11/2018	FINAL

DRAWING NO. 3016
SHEET OF 08
TITLE: OVERALL SITE PLAN

AURORA COMMERCE CENTER FILING NO. 1 1003-0046-01

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

1/11/2010; MA-515993; 1005-6040-05
RE: THE MONUMENT SITES



LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CD
CONTACT: Doug Snyder
PHONE: 720-759-9441
FAX: 720-759-9441
E-MAIL: dsnyder@lauth.com
STATE NUMBER: 08

SEM Architects Inc
1775 S. Colorado Boulevard
Suite 200
Denver, Colorado 80246
PHONE: 303-733-0918
FAX: 303-733-0918

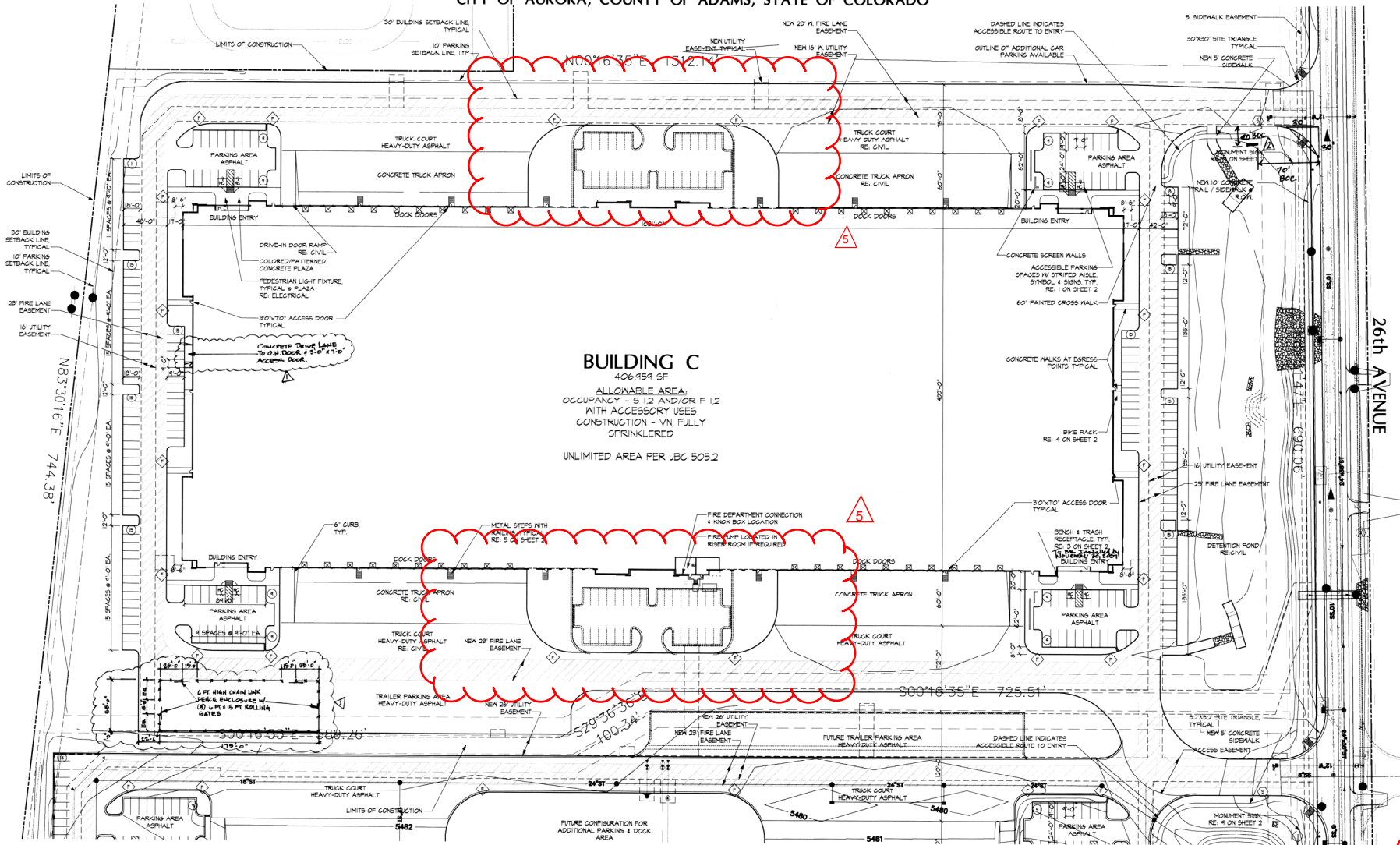
CHECKED BY:

TITLE: SITE PLAN - Building C
PROJECT: Buildings C & D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1/11/2010	BASE SHEET (SCALE)	DS	1/11/2010	CONSULTANT	DS
1/11/2010	REVISION 1	DS	1/11/2010	CONSULTANT	DS
1/11/2010	REVISION 2	DS	1/11/2010	CONSULTANT	DS
1/11/2010	REVISION 3	DS	1/11/2010	CONSULTANT	DS
1/11/2010	REVISION 4	DS	1/11/2010	CONSULTANT	DS
1/11/2010	REVISION 5	DS	1/11/2010	CONSULTANT	DS
1/11/2010	REVISION 6	DS	1/11/2010	CONSULTANT	DS
1/11/2010	REVISION 7	DS	1/11/2010	CONSULTANT	DS
1/11/2010	REVISION 8	DS	1/11/2010	CONSULTANT	DS
1/11/2010	REVISION 9	DS	1/11/2010	CONSULTANT	DS
1/11/2010	REVISION 10	DS	1/11/2010	CONSULTANT	DS

DRAWING NO. 40f16

TITLE: SITE PLAN - Building C



BUILDING C
406,954 SF
ALLOWABLE AREA:
OCCUPANCY - S 12 AND/OR F 12
WITH ACCESSORY USES
CONSTRUCTION - VN, FULLY
SPRINKLERED
UNLIMITED AREA PER UBC 505.2

LEGEND: INFORMATIONAL SIGNS

- STOP SIGN, CITY STANDARD PER MUTCD
- FIRE LANE SIGN, RE: 7 SHEET 2
- ACCESSIBLE PARKING SIGN, RE: 6 SHEET 2

SITE PLAN - Lot C
SCALE: 1" = 50'-0"

A.C. 8-30-07 1/11/2010

AURORA COMMERCE CENTER FILING NO. 1 2003-6040-01

SITE PLAN AMENDMENT

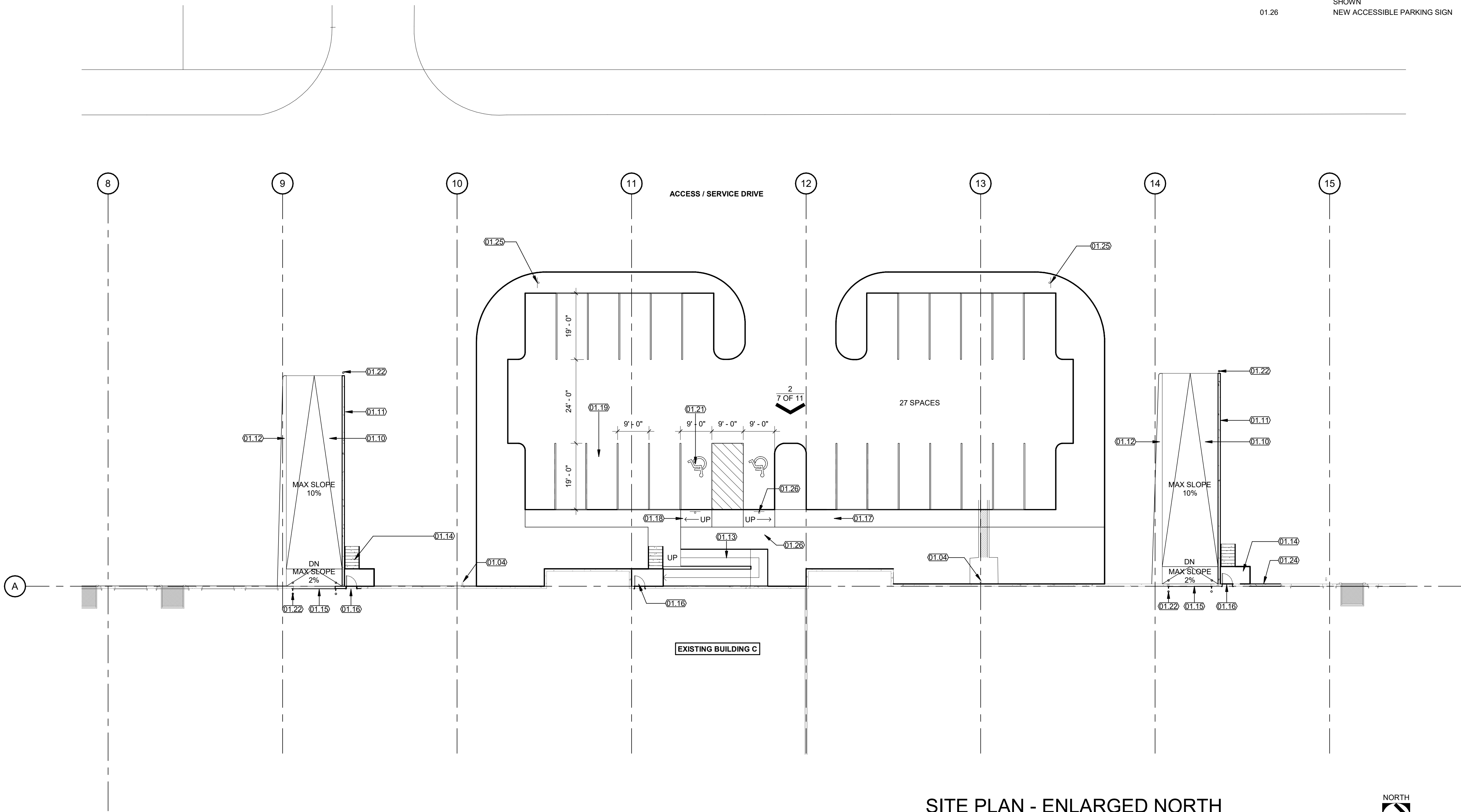
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE

A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

KEYNOTES:

- | | |
|-------|--|
| 01.04 | EXISTING SCUPPER & DOWNSPOUT |
| 01.10 | NEW TRUCK ACCESS RAMP - REFER TO CIVIL |
| 01.11 | NEW RETAINING WALL - REFER TO CIVIL |
| 01.12 | NEW SWALE - REFER TO CIVIL |
| 01.13 | NEW TENANT ACCESS STAIR & RAMP |
| 01.14 | NEW TENANT ACCESS STAIR |
| 01.15 | NEW INSULATED OVERHEAD DOOR TO MATCH EXISTING, PAINTED |
| 01.16 | NEW STEEL ACCESS DOOR TO MATCH EXISTING, PAINTED |
| 01.17 | NEW SIDEWALK - REFER TO CIVIL |
| 01.18 | NEW ACCESSIBLE SIDEWALK RAMP |
| 01.19 | NEW PARKING SPACES |
| 01.21 | NEW ACCESSIBLE PARKING SPACES |
| 01.22 | NEW STEEL BOLLARD, PAINTED |
| 01.24 | EXISTING DOOR TO BE DEMOLISHED |
| 01.25 | EXISTING ROAD SIGN TO BE RELOCATED TO LOCATION SHOWN |
| 01.26 | NEW ACCESSIBLE PARKING SIGN |



SITE PLAN - ENLARGED NORTH

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



REVISIONS		DESCRIPTION
DATE	BY	
4.26.2024		SITE PLAN AMENDMENT

DRAWN

CHECKED

DESIGNED

FILENAME

TC11655

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

ENLARGED SITE PLAN



architecture
planning
interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P: 303.738.8877 F: 303.738.2294
www.igarch.com

JOB NO.

TC11655

SCALE

AS SHOWN

DATE

04.26.2024

SHEETS

SHEET

11

4

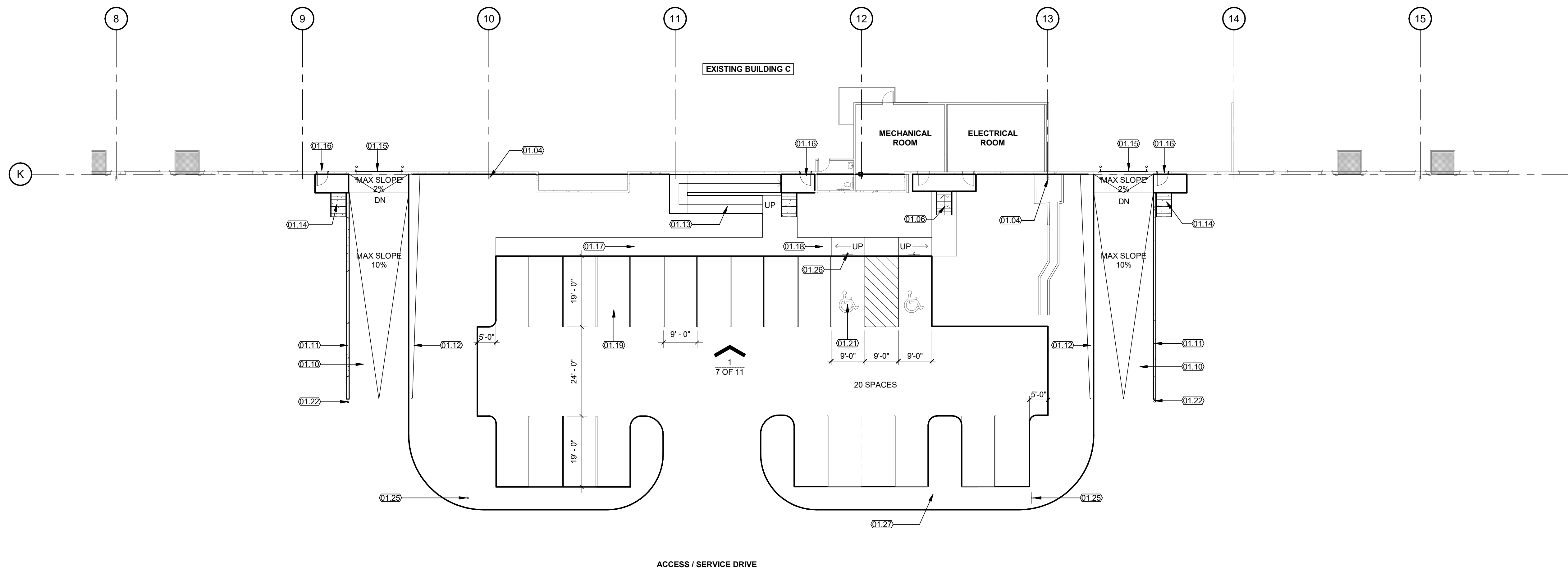
SITE PLAN AMENDMENT AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE

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SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

KEYNOTES:

01.04	EXISTING SCUPPER & DOWNSPOUT
01.06	EXISTING STAIR & LANDING
01.10	NEW TRUCK ACCESS RAMP - REFER TO CIVIL
01.11	NEW RETAINING WALL - REFER TO CIVIL
01.12	NEW SWALE - REFER TO CIVIL
01.13	NEW TENANT ACCESS STAIR & RAMP
01.14	NEW TENANT ACCESS STAIR
01.15	NEW INSULATED OVERHEAD DOOR TO MATCH EXISTING, PAINTED
01.16	NEW STEEL ACCESS DOOR TO MATCH EXISTING, PAINTED
01.17	NEW SIDEWALK - REFER TO CIVIL
01.18	NEW ACCESSIBLE SIDEWALK RAMP
01.19	NEW PARKING SPACES
01.21	NEW ACCESSIBLE PARKING SPACES
01.22	NEW STEEL BOLLARD, PAINTED
01.25	EXISTING ROAD SIGN TO BE RELOCATED TO LOCATION SHOWN
01.26	NEW ACCESSIBLE PARKING SIGN
01.27	EXISTING FIRE HYDRANT



ACCESS / SERVICE DRIVE

SITE PLAN - ENLARGED SOUTH

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



REVISIONS	DESCRIPTION
DATE	4.26.2024
BY	

DRAWN

CHECKED

DESIGNED

FILENAME

TC11655

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

ENLARGED SITE PLAN



architecture
planning
interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P: 303.738.8877 F: 303.738.2294
www.igarch.com

JOB NO.

TC11655

SCALE

AS SHOWN

DATE

04.26.2024

SHEETS

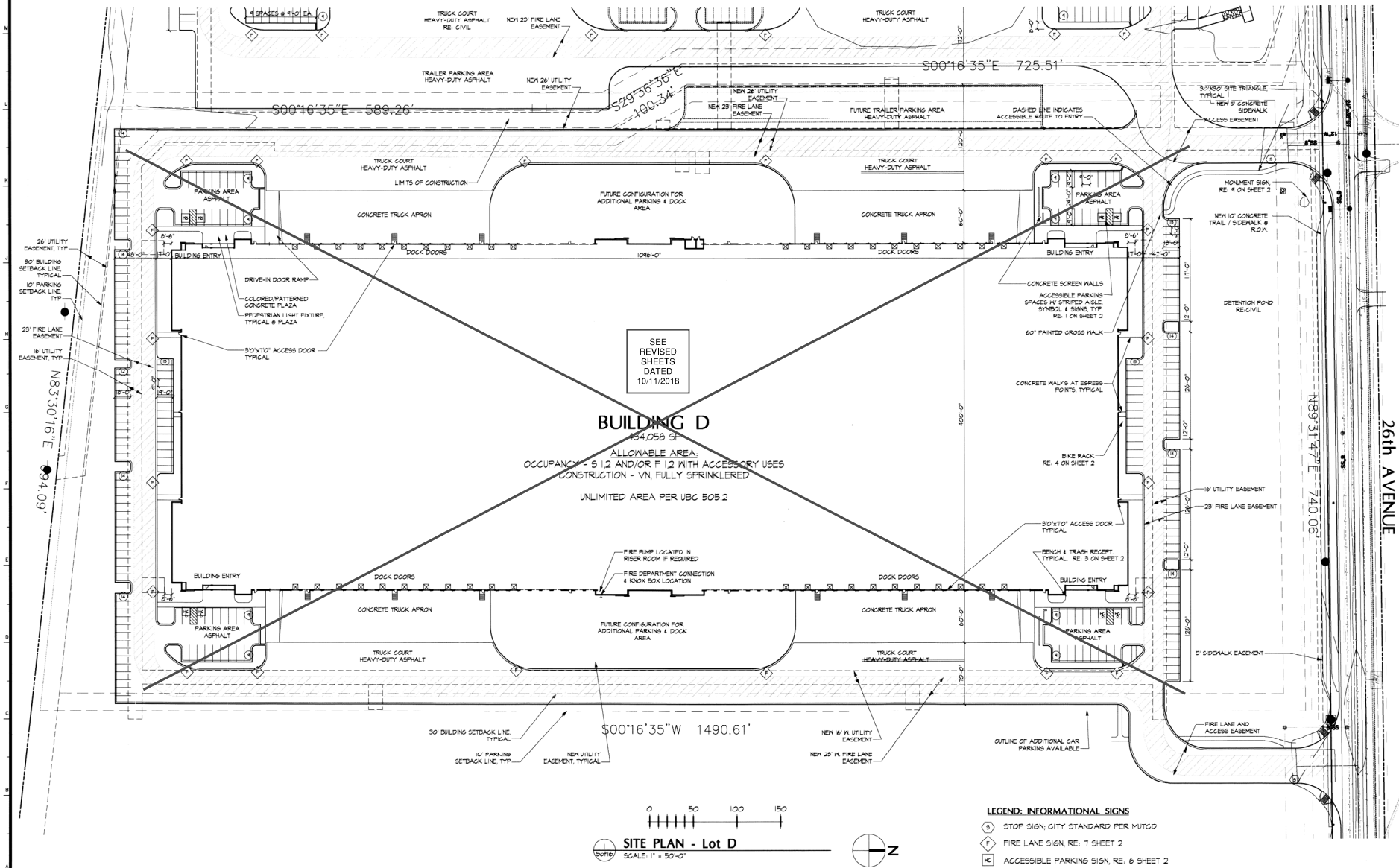
SHEET

11

5

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



S STOP SIGN; CITY STANDARD PER MUTCD

F FIRE LANE SIGN, RE: 7 SHEET 2

HC ACCESSIBLE PARKING SIGN, RE: 6 SHEET 2



LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Doug Szyco
TELEPHONE: 720-279-5641
FAX:
E-MAIL:
PROJECT NUMBER:
STATE NUMBER: 06

SEM Architects Inc
577 S Colorado Boulevard
Suite 230
Denver, Colorado 80246
303-220-8900
302-220-0708 Fax

CERTIFIED BY:

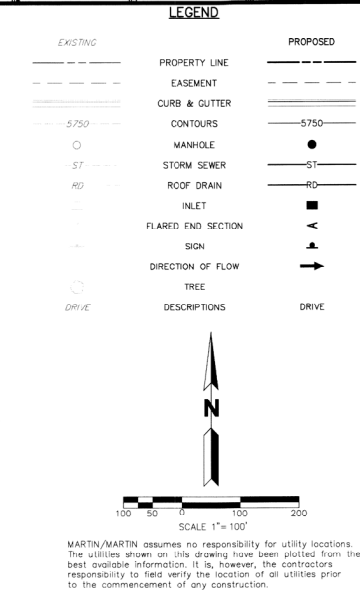
SITE PLAN - Building D

- D
merce Center
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DRAWING NO. SHEET OF
5 of 16
TITLE: SITE PLAN - Building D

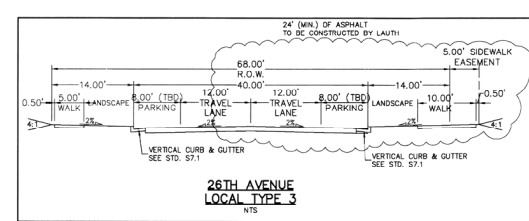
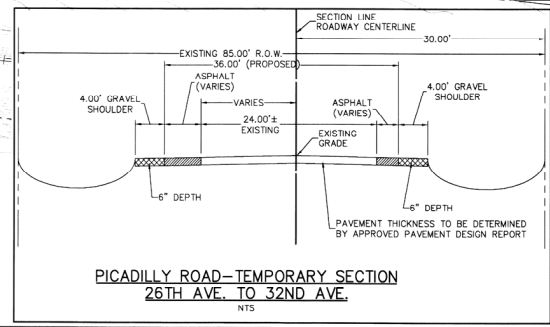
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



NOTES:

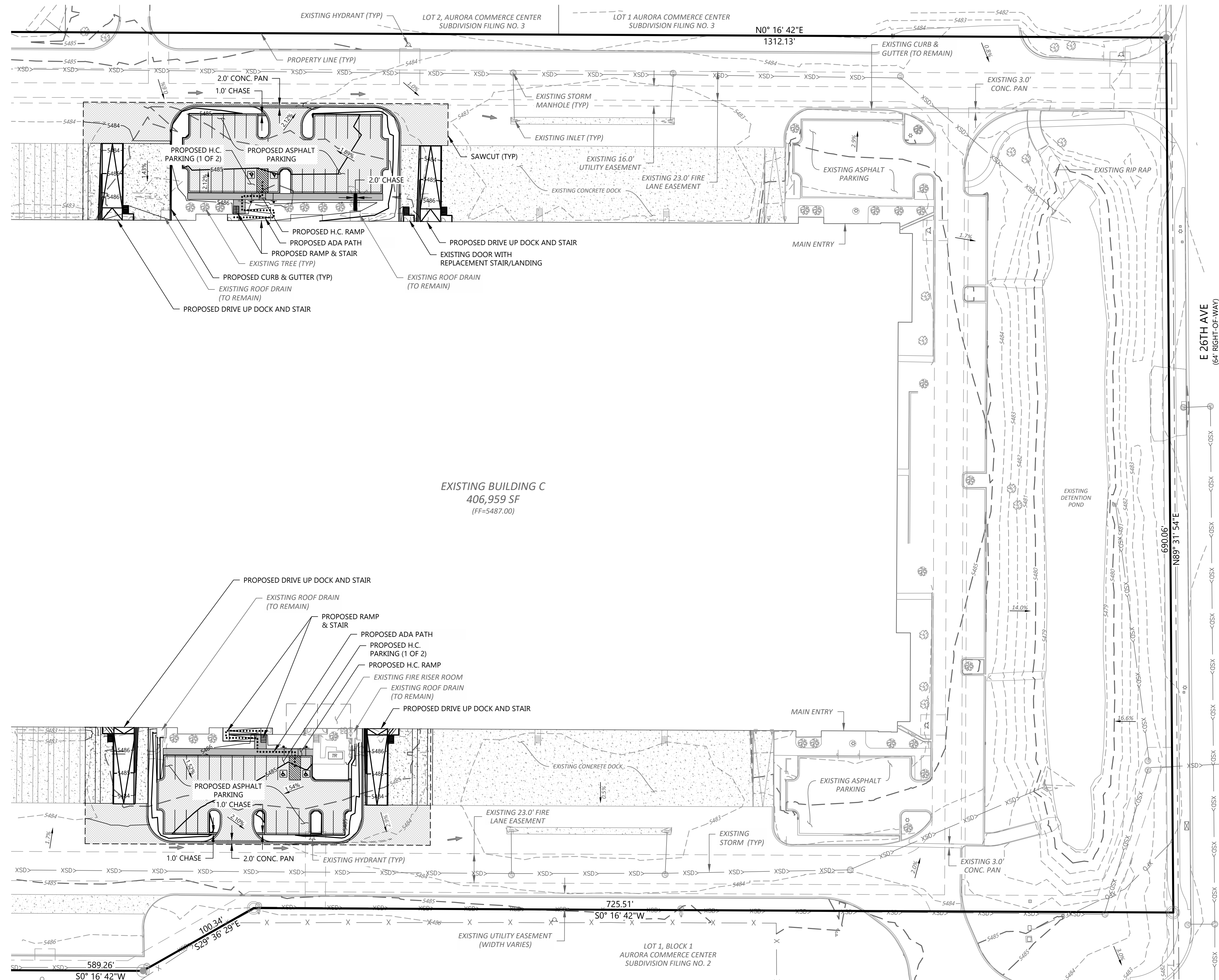
1. ALL PROPOSED ON-SITE STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
2. SIGNAGE SHALL FOLLOW MUTCD STANDARDS.

[illegible]

SITE PLAN AMENDMENT AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE

A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
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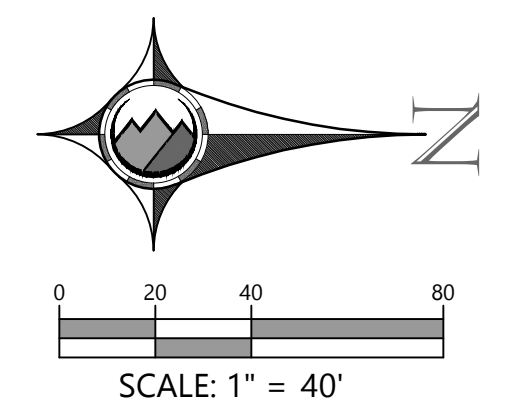


LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET
	FLOW DIRECTION
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	SLOPE AND DIRECTION
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
FFE	FINISHED FLOOR ELEVATION
M.E.	MATCH EXISTING

NOTES:

1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
2. PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.



REVISIONS		DESCRIPTION
BY	DATE	

RAWN
ANM

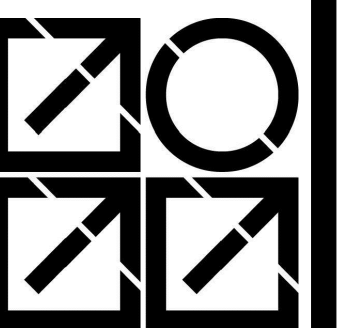
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JGD

DESIGNED
JGD

ILENAME
TC11655

**AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT**

GRADING PLAN



INTERGROUP
ARCHITECTS

- architecture
- planning
- interiors

2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8877 F. 303.738.8878
www.igarch.com

DB NO. 24007

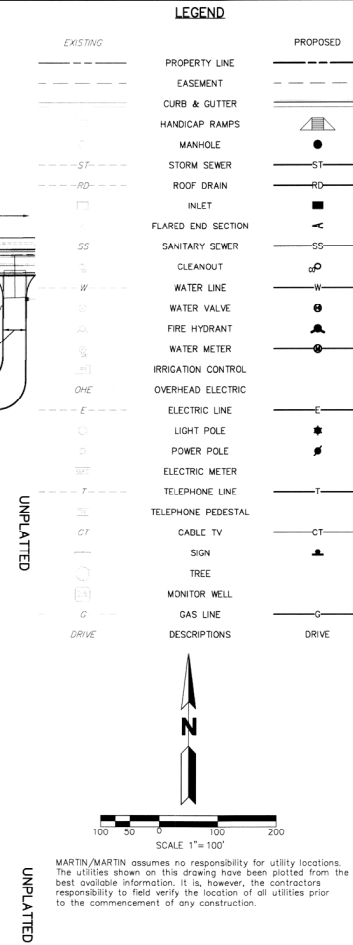
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LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



- NOTES:**
1. ALL PROPOSED WATER AND SANITARY SEWER SHOWN HEREON ARE PUBLIC UNLESS NOTED OTHERWISE.
 2. ALL PROPOSED STORM SEWER SHOWN HEREON IS PRIVATE UNLESS OTHERWISE NOTED.
 3. ALL PROPOSED EASEMENTS SHOWN HEREON WILL BE DEDICATED BY PLAT UNLESS NOTED OTHERWISE.

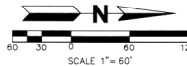
AURORA COMMERCE CENTER FLG NO 1 2003-6040-01

LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

1. ALL PROPOSED WATER AND SANITARY SEWER SHOWN HEREON ARE PUBLIC UNLESS NOTED OTHERWISE.

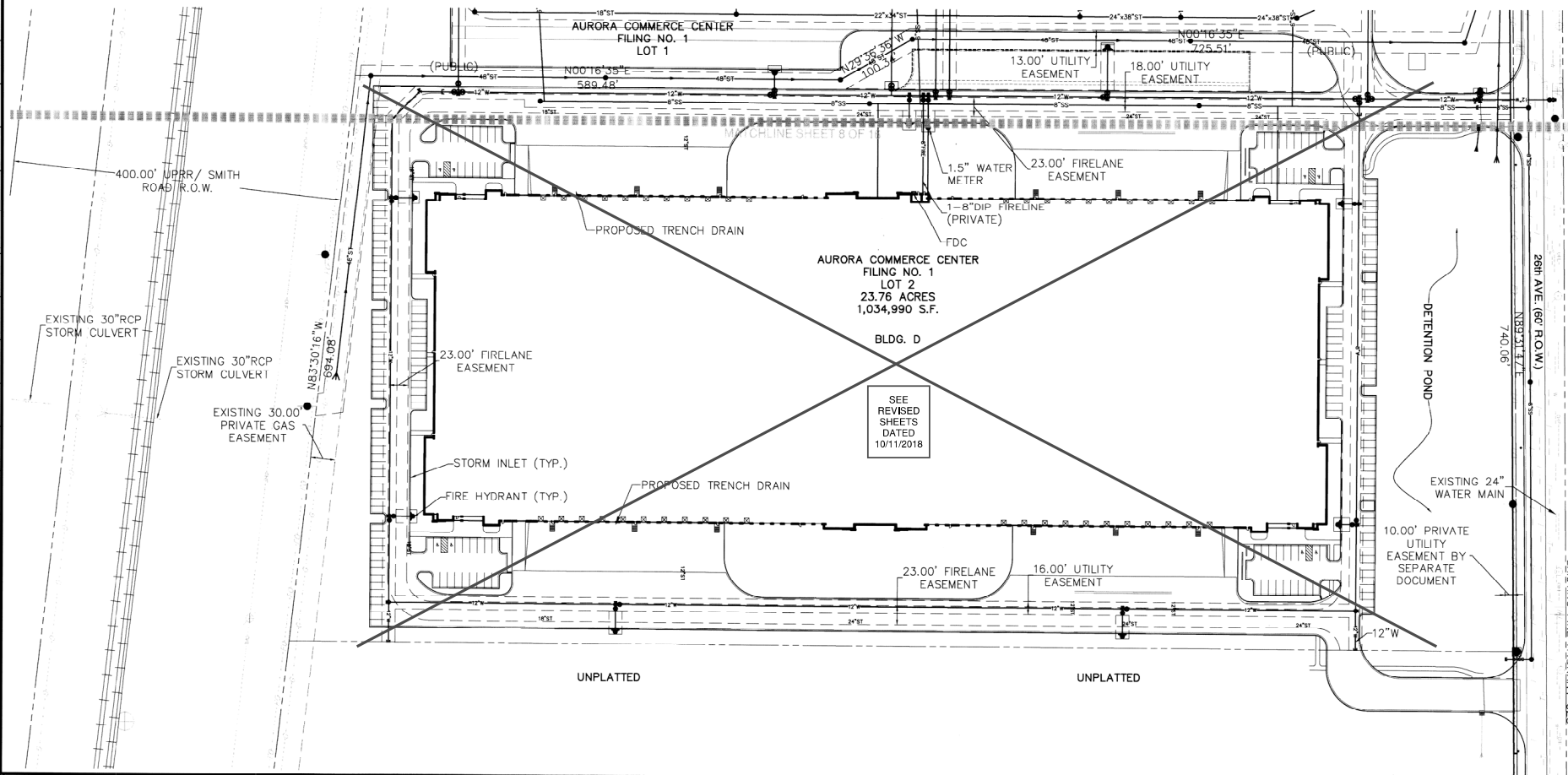
2. ALL PROPOSED STORM SEWER SHOWN
HEREON IS PRIVATE UNLESS OTHERWISE NOTED.

3. ALL PROPOSED EASEMENTS SHOWN HEREON
WILL BE DEDICATED BY PLAT UNLESS NOTED
OTHERWISE.



MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
	CONTOURS	
-5750-		-5750-
	MANHOLE	
-ST	STORM SEWER	-ST
-RD-	ROOF DRAIN	-RD-
	INLET	
	FLARED END SECTION	
	SIGN	
	DIRECTION OF FLOW	
	TREE	
	DRIVE	
	DESCRIPTIONS	



LAUTH
317 848-6500 • lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Michael Carrico
TELEPHONE: 357-575-0021
FAX:
E-MAIL:
PROJECT NUMBER: 06
STATE NUMBER:

MARTIN / MARTIN
CONSULTING ENGINEERS

15499 WEST DOLFAK AVE.
P.O. BOX 15100
DENVER, CO 80215
303.431.6100
FAX 303.431.4020

REF ID: A62173

TITLE
UTILITY PLAN-LOT 2

PROJECT
Buildings C + D
Aurora Commerce
East 26th Avenue
Aurora, Colorado

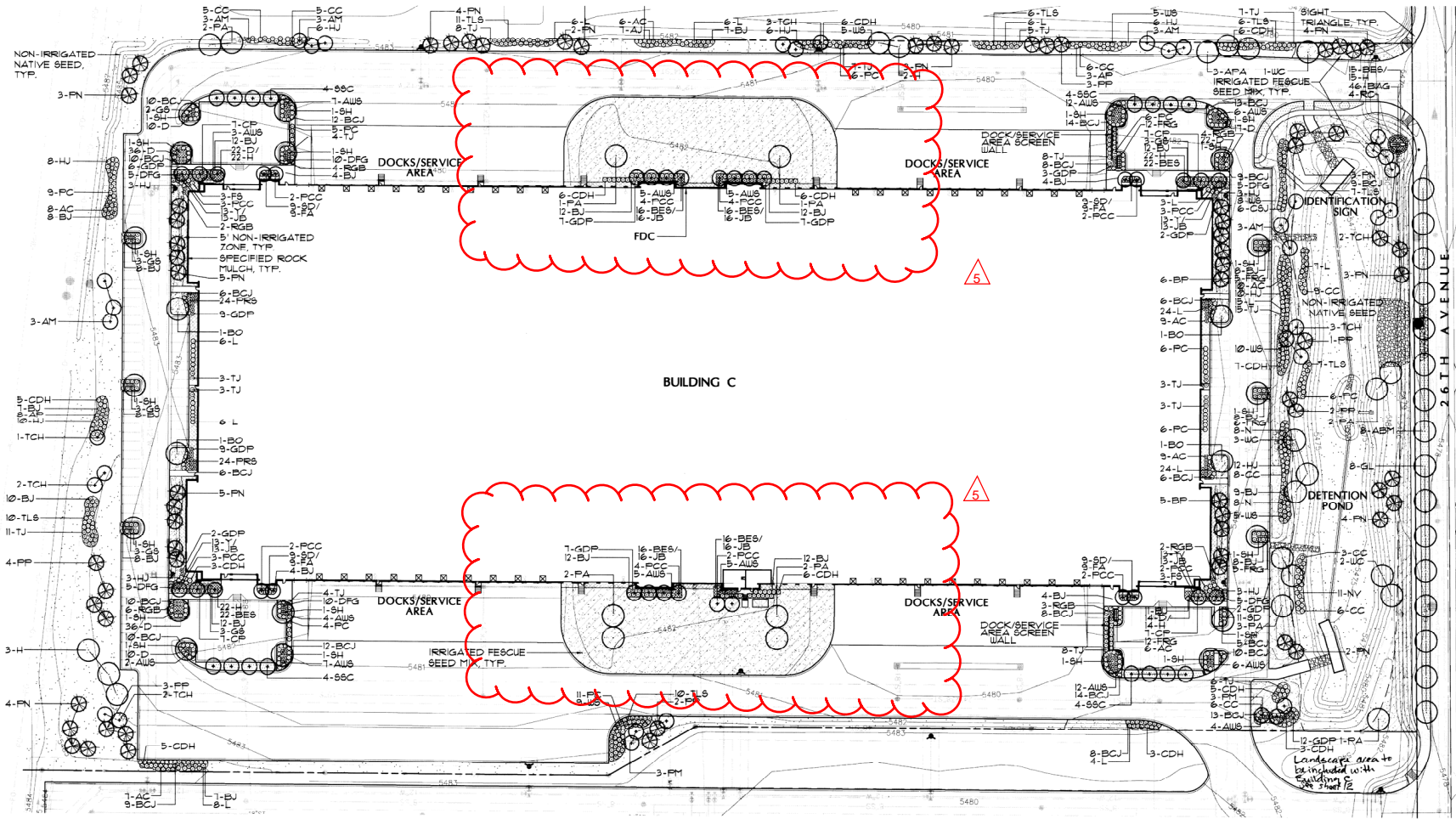
DATE (MM-YY-YY)	DESCRIPTION
2003-11-24	CSP RESUBMITTAL
2004-01-27	CSP RESUBMITTAL
2004-02-24	CSP RESUBMITTAL
2004-03-29	CSP RESUBMITTAL
2007-01-16	CSP MAJOR AMENDMENT
05/14/2011	CSP AMENDMENT
09/16/2011	CSP AMENDMENT
10/11/2011	CSP AMENDMENT

DRAWING NO. SHEET OF
9 of 16
TITLE: UTILITY PLAN-LOT 2

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



GRASS SEED MIXES:



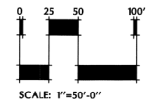
IRRIGATED SOD
MIXTURE OF 10% BLUEGRASS/
90% FESCUE VARIETIES



RESTORATIVE
FESCUE SEED MIX
HARD FESCUE
CHEWINGS FESCUE
CREEPING RED FESCUE
KENTUCKY BLUEGRASS 'PARK'
PERENNIAL RYE 'LOW CROW'
KENTUCKY BLUEGRASS 'NEWPORT'



RESTORATIVE
NATIVE SHORT GRASS SEED MIX



LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center-CDD
CONTACT: Michael Center
PHONE: (303) 875-2067
FAX: (303) 875-2067
E-MAIL: michael@lauthgroup.com
PROJECT NUMBER: 08
DATE: 11/11/2014

meuran
designgroup
ARCHITECT
1000 14th Street, Suite 100
Boulder, Colorado 80502
303.440.2544 Fax 303.440.1234

CERTIFIED BY:

LANDSCAPE PLAN - Building C

PROJECT:
Building C & D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV.	DATE	DESCRIPTION	BY	CHKD.
1	11/11/2014	ISSUED FOR PERMIT	ME	ME
2	11/11/2014	REVISED PER COMMENTS	ME	ME
3	11/11/2014	REVISED PER COMMENTS	ME	ME
4	11/11/2014	REVISED PER COMMENTS	ME	ME
5	11/11/2014	REVISED PER COMMENTS	ME	ME
6	11/11/2014	REVISED PER COMMENTS	ME	ME
7	11/11/2014	REVISED PER COMMENTS	ME	ME
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99	11/11/2014	REVISED PER COMMENTS	ME	ME
100	11/11/2014	REVISED PER COMMENTS	ME	ME

10 of 16

LANDSCAPE PLAN - Building C

AURORA COMMERCE CENTER FILING NO. 1-2003-0040-01

22100 EAST 26TH AVENUE
OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

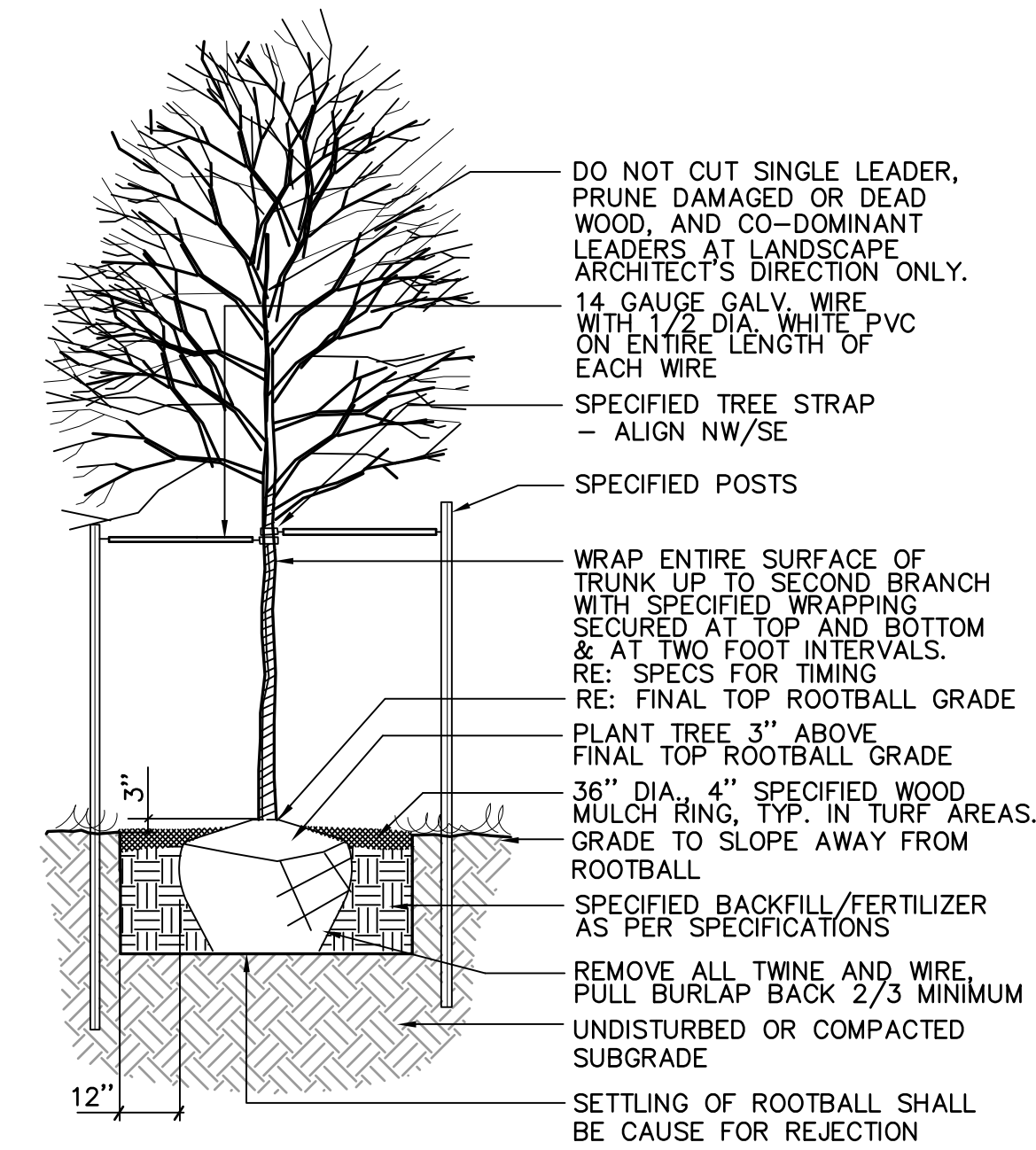


NOT FOR CONSTRUCTION

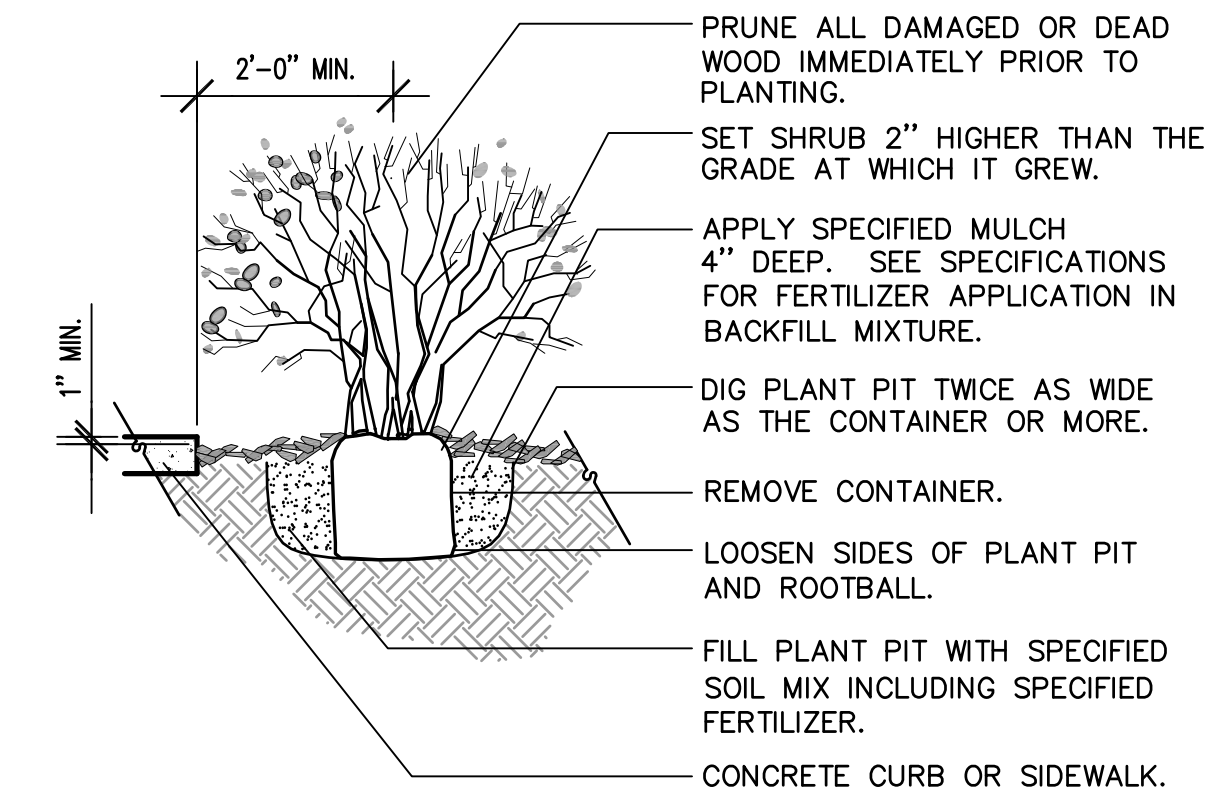
SITE PLAN AMENDMENT AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE

A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

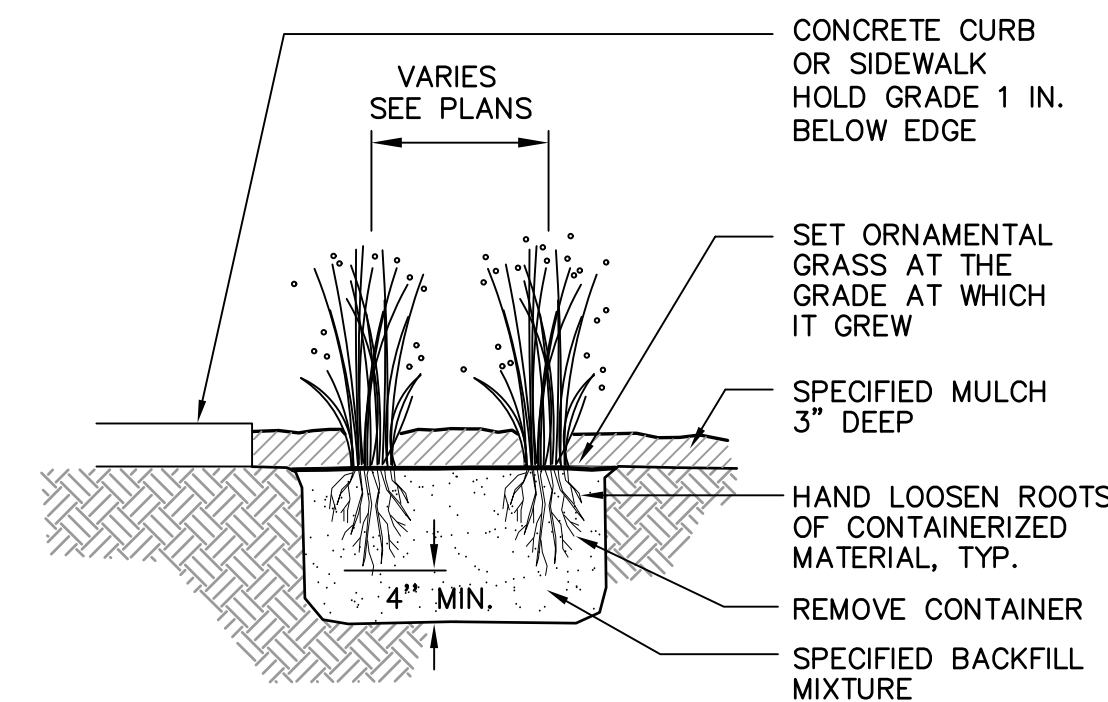


1 DECIDUOUS TREE PLANTING

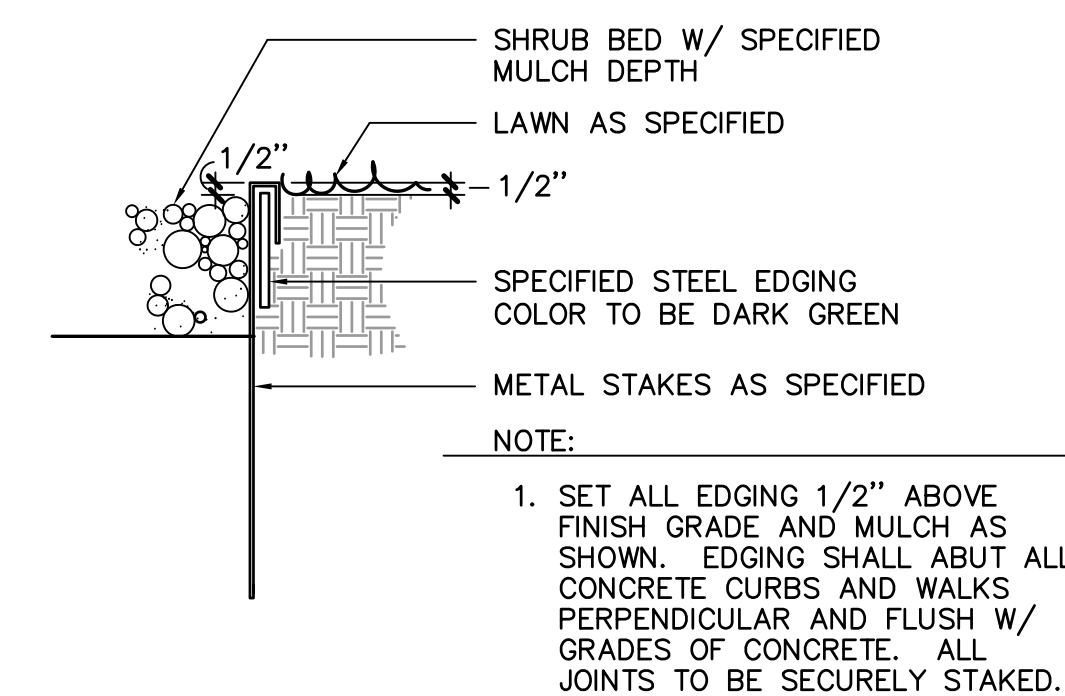


- NOTES:
-
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
 3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

2 SHRUB PLANTING DETAIL



3 ORNAMENTAL GRASS DETAIL
N.T.S.



4 STEEL EDGER DETAIL

meuran
designgroup

site design
landscape architecture
site planning

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

LANDSCAPE DETAILS

NOT FOR CONSTRUCTION

[illegible]

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ktsDESIGNED
kts

FILENAME
TC11655

**AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT**

SITE PLAN

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Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

BUILDING C STREET TREE REQUIREMENTS:

STREET	FRONTAGE LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	# TREES REQUIRED IN TREE LAWN	# TREES PROVIDED IN TREE LAWN
26TH AVENUE	690'	25'	164'	17	16*

* TREES SPACED AT 35' O.C. AS PER FDP. EXTRA TREE ADDED TO DETENTION POND.

BUILDING C GENERAL LANDSCAPE BUFFERS FOR NON-STREET FRONTAGES

BUFFER LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	# TREES REQUIRED # SHRUBS REQUIRED	# TREES PROVIDED # SHRUBS PROVIDED
WEST BUFFER 1312'	10'	20'	33 164	33 164
SOUTH BUFFER 744'	10'	20'	19 94	25 94
EAST BUFFER 1415'	10'	15'	35 177	5* 77**

* 25 TREES RELOCATED TO DETENTION POND AND 6 TREES RELOCATED TO SOUTH BUFFER

** 100 SHRUBS RELOCATED TO DETENTION POND

BUILDING C NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPE INFORMATION

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREES REQUIRED (1 TREE PER 30 LINEAL FEET)	TREES PROVIDED	TOTAL LENGTH OF PLANTERS OR PLANT BEDS REQUIRED (≥ 1/3 ELEV. LENGTH)	TOTAL LENGTH OF PLANT BEDS PROVIDED
NORTH	400'	13	13	133'	133'
WEST	1029'	34	35	336'	306*
SOUTH	400'	13	13	133'	133'
EAST	1029'	34	35	336'	306*

* ONE TREE SUBSTITUTED FOR 30 L.F. OF PLANT BEDS

BUILDING C DETENTION POND LANDSCAPE REQUIREMENTS

TRACT AREA	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
60690 S.F.	15	40*	152	252**

* 25 TREES RELOCATED FROM EAST BUFFER

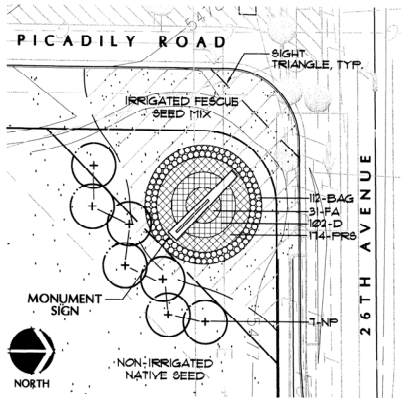
** 100 SHRUBS RELOCATED FROM EAST BUFFER

LANDSCAPE NOTES:

- ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST.
- ALL SHRUB BEDS SHALL BE MULCHED WITH SPECIFIED ROCK MULCH. REFER TO PLAN FOR SHRUB BED LOCATIONS.
- ALL NON-IRRIGATED ZONES ADJACENT TO THE BUILDINGS SHALL BE SPECIFIED 3/4" ROCK MULCH. COLOR TO MATCH BUILDING COLORS.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING)
- ALL IRRIGATED LANDSCAPE AREAS WILL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 25 FEET WILL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25 FEET WILL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS WILL HAVE FULL COVERAGE WITH DRIP OR POP-UP HEADS. AUTOMATIC RAIN SENSORS WILL BE PROVIDED TO THE IRRIGATION SYSTEM.
- ALL RESTORATIVE FESCUE SEED MIX AREAS SHALL BE WATERED BY AN UNDERGROUND IRRIGATION SYSTEM AND SEPARATELY ZONED FOR LOW WATER USAGE AFTER ESTABLISHMENT.
- THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF 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.

BUILDING C PLANT LIST:

SYM	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
ABM	Autumn Blaze Maple	2 1/2" cal.	B&B, full crown, Med staked	
APA	Acer freemanii	2 1/2" cal.	B&B, full crown, Med staked	
	Autumn Purple Ash			
	Fraxinus americana			
	'Autumn Purple'			
SH	Shademaster Honeylocust	2 1/2" cal.	R&R, full crown, staked	Low
	Gleditsia triacanthos inermis			
	'Shademaster'			
GL	Greenspire Linden	2 1/2" cal.	B&B, full crown, staked	Med
	Tilia cordata 'Greenspire'			
PA	Patmore Ash	2-1/2" cal.	B&B, full crown, staked	Low
	Fraxinus pennsylvanica			
	'Patmore'			
NRO	Northern Red Oak	2 1/2" cal.	B&B, full crown, staked	Med
	Quercus rubra			
H	Hockberry	2 1/2" cal.	B&B, full crown, staked	Low
	Celtis occidentalis			
WC	Western Catalpa	2 1/2" cal.	B&B, full crown, staked	Low
	Catalpa speciosa			
EVERGREEN TREES				
PN	Austrian Pine	6'-8" ht.	B&B, full form, guyed	Low
	Pinus nigra			
BP	Bristlecone Pine	6'-8" ht.	B&B, full form, guyed	Low
	Pinus aristata			
PP	Pinor Pine	6'-8" ht.	B&B, full form, guyed	Low
	Pinus cembraeoides edulis			
ORNAMENTAL TREES				
CP	Chanticleer Pear	2" cal.	B&B, full form, guyed	Med
	Prunus cillieriana 'Chanticleer'			
TO	Thornless Cockspur Hawthorn	2" cal.	B&B, clump form, guyed	Low
	Crataegus crua-galli var. inermis			
RC	Radiant Crabapple	2" cal.	B&B, full form, guyed	Low
	Malus sp. 'Radiant'			
SSC	Spring Snow Crabapple	2" cal.	B&B, full form, guyed	Low
	Malus sp. 'Spring Snow'			
AM	Amur Maple	2" cal.	B&B, clump form, guyed	Low
	Acer ginnala			
PM	Amur Chokeberry	2" cal.	B&B, clump form, guyed	Med.
	Prunus padali			
NP	Newport Plum	2" cal.	B&B, full form, guyed	Med.
	Prunus cerasifera 'Newport'			
DECIDUOUS SHRUBS				
AC	Alpine Currant	5 gal.	18"-24" ht., plant 3' o.c.	Low
	Ribes alpinum			
AW	Anthony Waterer Spirea	5 gal.	18"-24" ht., plant 3' o.c.	Low
	Spirea 'Anthony Waterer'			
GOP	Gold Drop Potentilla	5 gal.	18"-24" ht., plant 3' o.c.	Low
	Potentilla 'Gold Drop'			
ROB	Rose Glow Dwarf	5 gal.	18"-24" ht., plant 3' o.c.	Low
	Rosa 'Glow Dwarf'			
OP	Cistena Plum	5 gal.	18"-24" ht., plant 3' o.c.	Low
	Prunus cistena			
GS	Goldmound Spirea	5 gal.	18"-24" ht., plant 3' o.c.	Med
	Spirea 'Goldmound'			
L	French Lilac	5 gal.	24"-30" ht., plant 4' o.c.	Low
	Syringa vulgaris			
	'Charles Joly'			
PC	Peeking Cotoneaster	5 gal.	24"-30" ht., plant 4' o.c.	Low
	Cotoneaster lucidus			
TLS	Three-Leaf Sumac	5 gal.	24"-30" ht., plant 4' o.c.	Low
	Rhus trilobata			
CC	Cranberry Cotoneaster	5 gal.	24"-30" ht., plant 4' o.c.	Low
	Cotoneaster opuliculus			
CDH	Clayey's Dwarf Honeysuckle	5 gal.	24"-30" ht., plant 4' o.c.	Low
	Lonicera 'Clayey's Dwarf'			
N	Ninebark	5 gal.	24"-30" ht., plant 4' o.c.	Low
	Physocarpus opulifolius			
WS	Western Sandcherry	5 gal.	24"-30" ht., plant 4' o.c.	Low
	Prunus besseyi			
FS	Fragrant Sumac	5 gal.	24"-30" ht., plant 4' o.c.	Low
	Rhus aromatica			
EVERGREEN SHRUBS				
BJ	Buffalo Juniper	5 gal.	18"-24" spread, plant 4' o.c.	Low
	Juniperus sibirica 'Buffalo'			
HJ	Hughes Juniper	5 gal.	18"-24" spread, plant 4' o.c.	Low
	Juniperus horizontalis 'Hughes'			
TJ	Tommy Juniper	5 gal.	18"-24" spread, plant 4' o.c.	Low
	Juniperus sibirica tamariacifolia			
BCJ	Blue Chip Juniper	5 gal.	18"-24" spread, plant 4' o.c.	Low
	Juniperus horizontalis 'Blue Chip'			
PERENNIALS/ORNAMENTAL GRASSES				
BES	Black-Eyed Susan	1 gal.	container, plant 18" o.c.	Low
	Rudbeckia 'Goldlocks'			
D	Peach Daylily	1 gal.	container, plant 18" o.c.	Low
	Heemerocallis sp.			
FA	Blue Fall Aster	1 gal.	container, plant 18" o.c.	Med
	Aster 'Prof. Kippenberg'			
Y	Tall Gold Yarrow	1 gal.	container, plant 18" o.c.	Low
	Achillea 'Parker's Variety'			
H	Hyssop	1 gal.	container, plant 18" o.c.	Low
	Agastache rupestris			
JB	Jupiter's Beard	1 gal.	container, plant 18" o.c.	Low
	Centranthus ruber			
PRS	Purple Rain Sage	1 gal.	container, plant 18" o.c.	Low
	Salvia 'Purple Rain'			
SD	Shasta Daisy	1 gal.	container, plant 18" o.c.	Low
	Leucanthemum 'Alaska'			
UG	Dwarf Fountain Grass	1 gal.	container, plant 18" o.c.	Low
	Pennisetum alo. 'Hornet'			
BAG	Blue Avena Grass	1 gal.	container, plant 18" o.c.	Low
	Helictotrichon sempervirens			
FRG	Karl Foerster Feather Reed Grass	1 gal.	container, plant 18" o.c.	Low
	Calamagrostis aut. 'Karl Foerster'			



TRACT A MONUMENT SIGN LANDSCAPE

SCALE: 1"=20'-0"

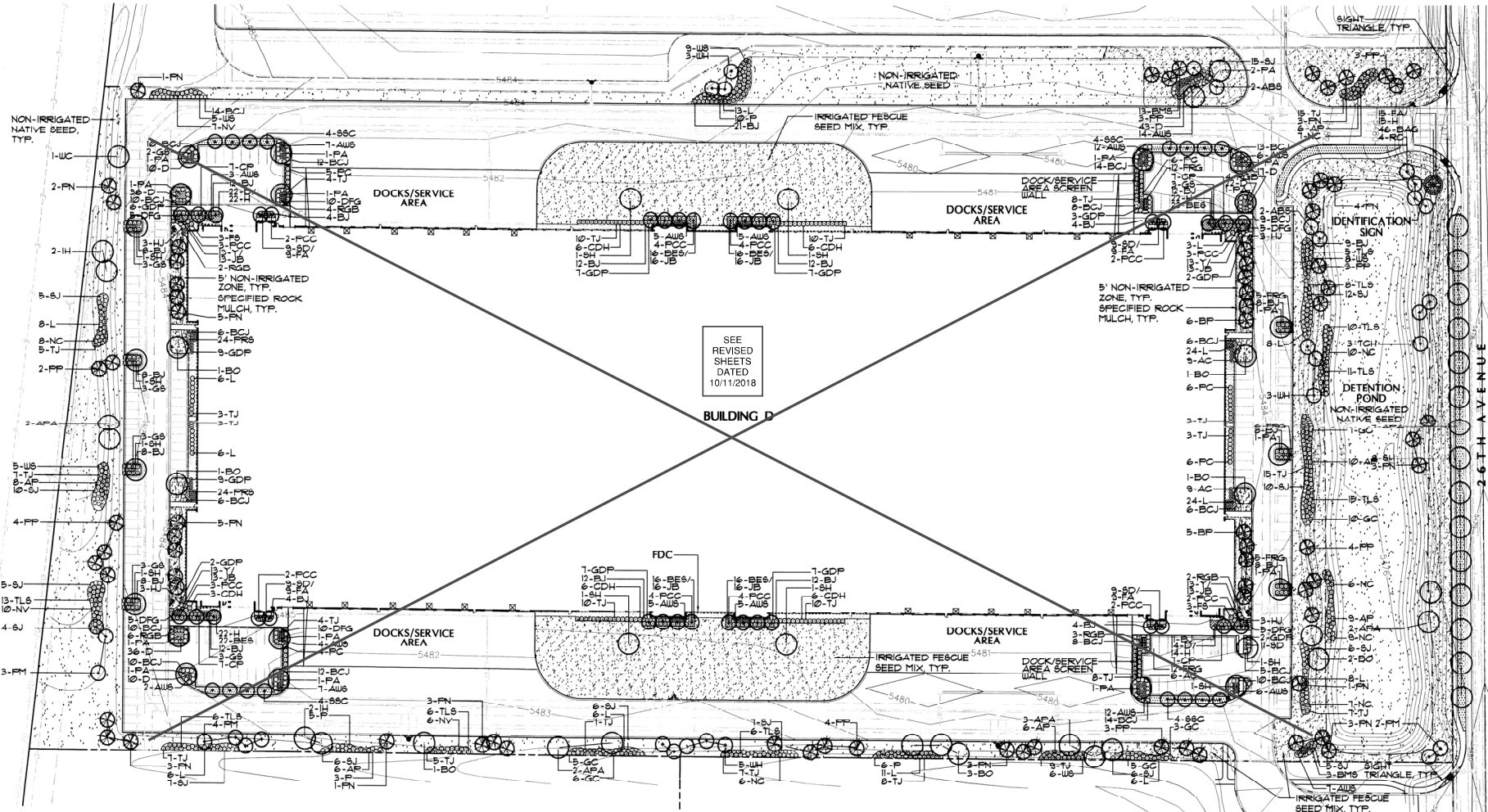
TRACT A WATER CONSERVING AREAS

LANDSCAPE (2,962.0 S.F. TOTAL)	
WATER CONSERVING AREA	1,257.0 S.F.
NON-WATER CONSERVING AREA	1,705.0 S.F.

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



GRASS SEED MIXES:



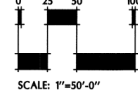
IRRIGATED SOD
MIXTURE OF 10% BLUEGRASS/
90% FESCUE VARIETIES



RESTORATIVE
FESCUE SEED MIX
HARD FESCUE
CHEWINGS FESCUE
CREEPING RED FESCUE
KENTUCKY BLUEGRASS 'PARK'
PERENNIAL RYE 'LOW GROW'
KENTUCKY BLUEGRASS 'NEWPORT'



RESTORATIVE
NATIVE SHORT GRASS SEED MIX



LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center-C&D
CONTRACT: Aurora Commerce Center-C&D
DATE: 08/11/2017
E-MAIL: E-MAIL NUMBER
STATE NUMBER: 08

meuran
design group
1000 E. 10th Avenue, Suite 100
Aurora, CO 80010
TEL: 303.733.1100
WWW.MEURANDSIGN.COM

CERTIFIED BY:

DATE:

FILE:

PROJECT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

LANDSCAPE PLAN - Building D
Building C & D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

DATE: 11/11/2017
FILE: 11/11/2017
PROJECT: Aurora Commerce Center-C&D
CONSULTANT: meuran design group
CONSULTANT: meuran design group
CONSULTANT: meuran design group
CONSULTANT: meuran design group
CONSULTANT: meuran design group

DESCRIPTION: LANDSCAPE PLAN - Building D
REV: 11/11/2017
REV: 11/11/2017
REV: 11/11/2017
REV: 11/11/2017
REV: 11/11/2017

DRAWING NO. 12 OF 16
12 of 16

TITLE: LANDSCAPE PLAN - Building D

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



1. ALL POLES ARE 25' TALL MOUNTED ON BASES 2'6" A.F.G. WALL MOUNT FIXTURES ARE 27'6" A.F.G.
2. LIGHT LEVELS ARE CALCULATED AT GRADE, AND MAINTAINED WITH A .80 LIGHT LOSS FACTOR.
3. ALL LIGHT FIXTURES AND POLES LOCATED IN THE BILL OF MATERIAL BELOW ARE MANUFACTURED BY LSI-INDUSTRIES.

1. ALL POLES ARE 25' TALL MOUNTED ON BASES 2'6" A.F.G. WALL MOUNT FIXTURES ARE 27'6" A.F.G.
2. LIGHT LEVELS ARE CALCULATED AT GRADE, AND MAINTAINED WITH A .80 LIGHT LOSS FACTOR.
3. ALL LIGHT FIXTURES AND POLES LOCATED IN THE BILL OF MATERIAL BELOW ARE MANUFACTURED BY LSI-INDUSTRIES.

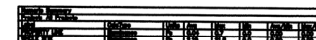
- BULB: BT37 METAL HALIDE
- WATTS: 1000
- PART #MYR1000/U/BT37
- 110,000 LUMENS INITIAL
- CRI: 65
- CLEAR

- BULB: BT37 METAL HALIDE
- WATTS: 1000
- PART #MYR1000/U/BT37
- 110,000 LUMENS INITIAL
- CRI: 65
- CLEAR

- BULB: 8328 METAL HALIDE
- WATT: 175
- PART #MVR175/U
- 13,600 LUMENS INITIAL
- CRI: 85
- CLEAR

- BULB: 8328 METAL HALIDE
- WATT: 175
- PART #MVR175/U
- 13,600 LUMENS INITIAL
- CRI: 85
- CLEAR

LEVELS BELOW 0.6 ARE NOT USED.



**INDEPENDENT
LIGHTING SALES INC.**
5806 KOPPELSTY DRIVE SUITE F
INDIANAPOLIS IN 46217
TEL 317-765-7669 FAX 317-761-7600
www.independentlighting.com

**LIGHTING LAYOUT FOR
LAUTH PROPERTIES
AURORA COMMERCE CENTER - BUILDING C**

SCALE: 1"=100'

**STARTING DATE
09.05.03 BY: W.C.P.**

CB1074E

info@independent.com

This lightning pattern represents lightning levels calculated from laboratory data and is not intended to represent actual lightning levels. The lightning levels shown are based on the information provided, all dimensions and lightning locations from representative construction positions. The engineer and/or architect must determine appropriateness of the layout to existing or future land conditions.

This lightning pattern represents lightning levels calculated from laboratory data and is not intended to represent actual lightning levels. The lightning levels shown are based on the information provided, all dimensions and lightning locations from representative construction positions. The engineer and/or architect must determine appropriateness of the layout to existing or future land conditions.

**INDEPENDENT
LIGHTING SALES INC.**
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INDIANAPOLIS IN 46217
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www.independentlighting.com

**LIGHTING LAYOUT FOR
LAUTH PROPERTIES
AURORA COMMERCE CENTER - BUILDING C**

SCALE: 1"=100'

**STARTING DATE
09.05.03 BY: W.C.P.**

CB1074E

info@independent.com



LAUTH
317 848-6500 • lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Doug Snyder
TELEPHONE: 726-279-4441
FAX:
E-MAIL:
PROJECT NUMBER:
STATE NUMBER: 06

SEM Architects Inc
677 S Colorado Boulevard
Suite 200
Denver, Colorado 80246
303-720-8840
303-720-0788 Fax

CERTIFIED BY:

PHOTOMETRIC STUDY

DATE MM--MM--DD)	CONSULTANT CONTACT	CONSULTANT JOB NUMBER	
	Doctor	015.00	

[illegible][illegible]

DATE	
YY-MM-DD)	
8/14/2018	
08/16/2018	
10/11/2018	

DRAWING NO. SHEET 1 OF

11-10

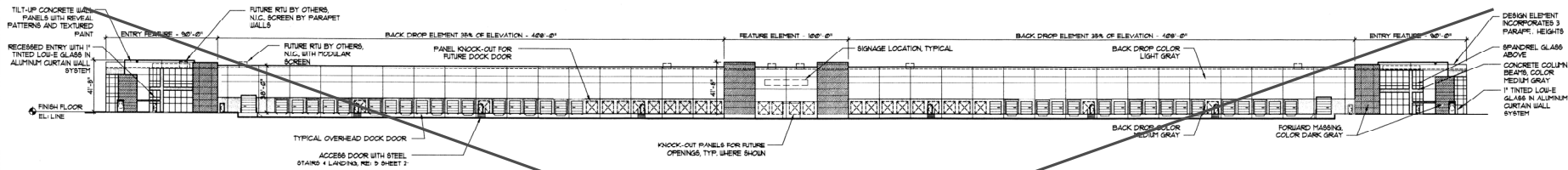
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TITLE: PHOTOMETRIC STUDY

2 1 2003-6040-00

Aurora Commerce Center - Buildings C & D

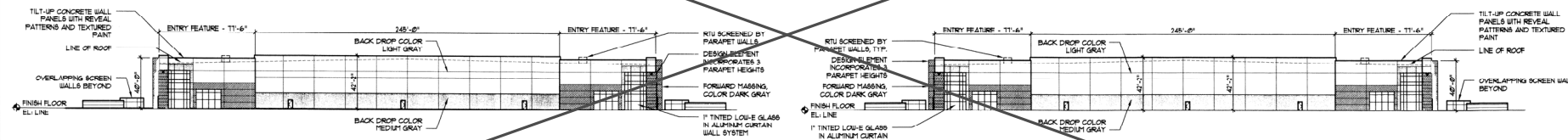
CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



WEST ELEVATION - Building D

SCALE: 1" = 40'-0"

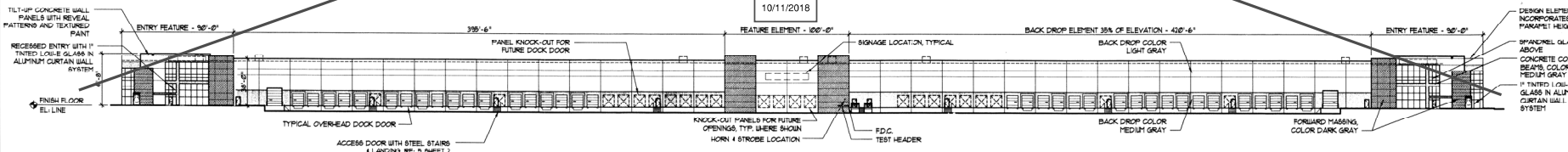


NORTH ELEVATION - Building D

SCALE: 1" = 40'-0"

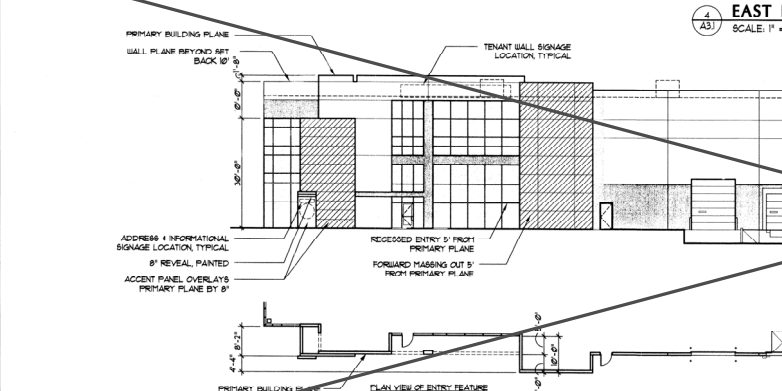
SOUTH ELEVATION - Building D

SCALE: 1" = 40'-0"



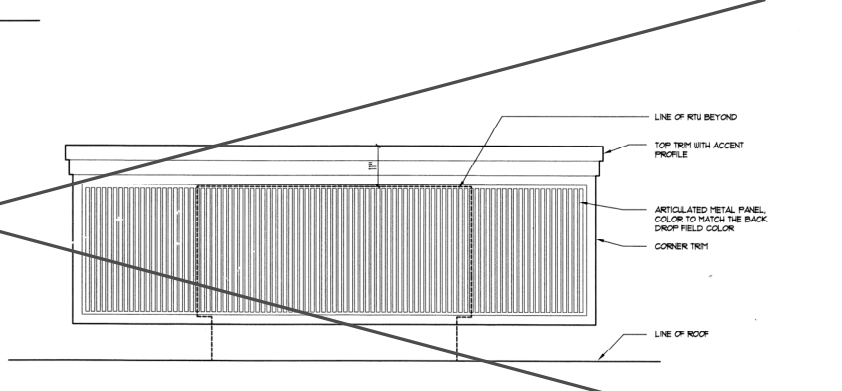
EAST ELEVATION - Building D

SCALE: 1" = 40'-0"



ENLARGED ENTRY FEATURE

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



RTU SCREEN, TYPICAL

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



LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - C&D
CONTACT: [Redacted]
TELEPHONE: 303-695-0001
FAX: [Redacted]
PROJECT NUMBER: [Redacted]
STATE NUMBER: 06

SEM Architects Inc
677 S. Colorado Boulevard
Denver, Colorado 80246
303-333-8800
303-333-5108 FAX

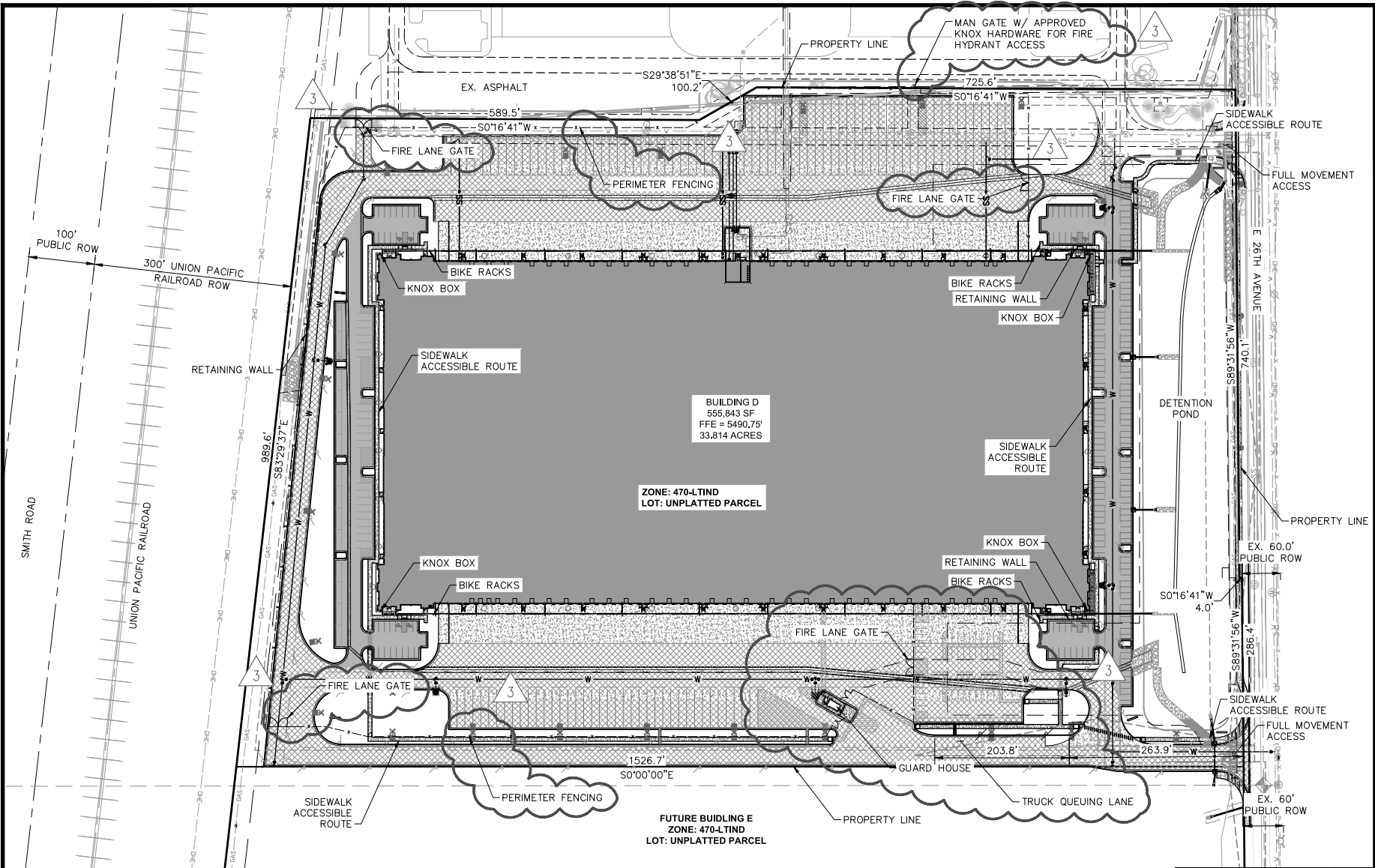
CERTIFIED BY:

ELEVATIONS - Building D
PROJECT: Buildings C & D
Aurora Commerce Center
East 28th Avenue
Aurora, Colorado

REV	DATE	DESCRIPTION
1	10/11/2018	ISSUED FOR PERMIT
2	10/11/2018	ISSUED FOR PERMIT
3	10/11/2018	ISSUED FOR PERMIT
4	10/11/2018	ISSUED FOR PERMIT
5	10/11/2018	ISSUED FOR PERMIT
6	10/11/2018	ISSUED FOR PERMIT
7	10/11/2018	ISSUED FOR PERMIT
8	10/11/2018	ISSUED FOR PERMIT
9	10/11/2018	ISSUED FOR PERMIT
10	10/11/2018	ISSUED FOR PERMIT

DRAWING NO. SHEET 16 OF 16
16 of 16
TITLE: ELEVATIONS - Building D

K:\DEN_Civil\096372018 Den\7\CADD\PlanSheets\Site Plan\096583001SP.dwg Mooney, Miranda 2/26/2020 5:03 PM



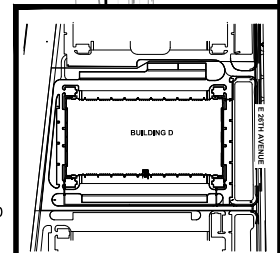
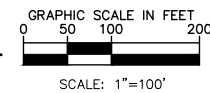
GENERAL NOTE:

- TRASH IS TO BE HANDLED INTERNAL TO THE BUILDING BY TENANT. DUMPSTERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.
- EAST ACCESS IS AN INTERIM CONDITION AND WILL INCLUDE EASTBOUND RIGHT TURN LANES WHEN 32ND ALIGNMENT OCCURS.

LEGEND

---	PROPERTY LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
AR	ACCESSIBLE ROUTE
---	PROPOSED SPILL CURB
[Pattern]	PROPOSED HEAVY DUTY CONCRETE FOR DOCK (SOIL GROUP C)
[Pattern]	PROPOSED STANDARD DUTY CONCRETE FOR SIDEWALK (SOIL GROUP C)
[Pattern]	PROPOSED HEAVY DUTY ASPHALT
[Pattern]	PROPOSED STANDARD DUTY ASPHALT
[Pattern]	EXISTING ASPHALT
XX	NUMBER OF STANDARD PARKING SPACES

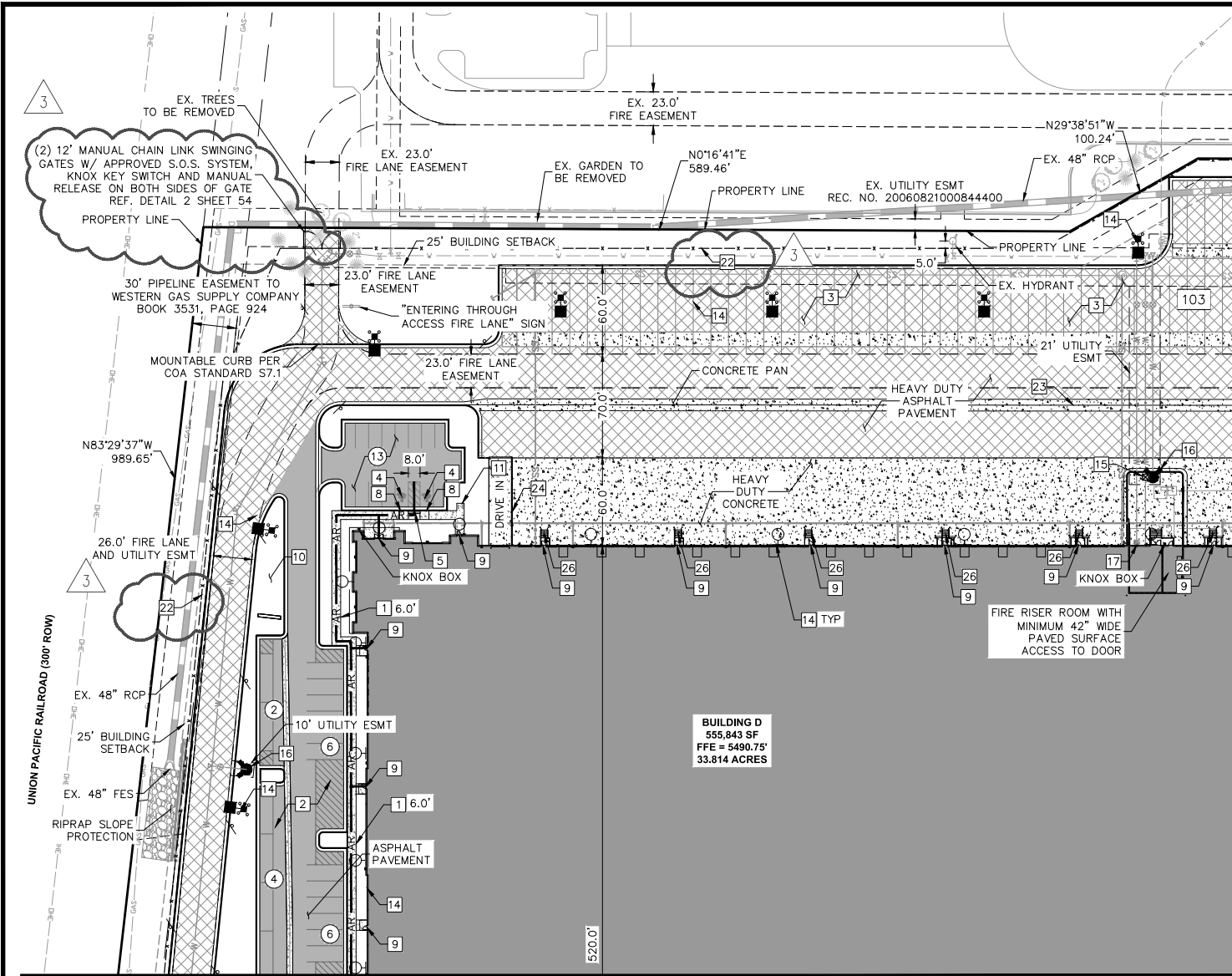
SHEET NO.	SHEET INDEX
1	COVER SHEET
17	OVERALL SITE PLAN
18-21	SITE PLAN
22-26	GRADING PLAN
27-31	UTILITY PLAN
32-35	LANDSCAPE PLAN
36-37	LANDSCAPE DETAILS AND NOTES
38-41	BUILDING PLANS & ELEVATIONS
42	ARCHITECTURAL DETAILS
43	COLOR ELEVATIONS
44	COLOR BUILDING PERSPECTIVE DRAWING
45-52	PHOTOMETRIC SITE PLAN
53	GUARD HOUSE ELEVATIONS & DETAILS














KEYMAP
N.T.S.

**NOT FOR
CONSTRUCTION**

FILE NO.	PROJECT NO.	SHEET NO.
096583001	096583001	17
DATE:	DESIGNED BY:	DRAWN BY:
03/03/2017	BMW	CTM
	CHECKED BY:	RJP
AURORA COMMERCE CENTER - BUILDING D CONTEXTUAL SITE PLAN - MINOR AMENDMENT CITY OF AURORA, STATE OF COLORADO OVERALL SITE PLAN		
Kimley Horn		
NO.	REVISION	BY
3	MINOR CSP AMENDMENT	MM
		02/25/20
		RJP
		APPR



LEGEND

- | | | | |
|--|--|---|-----------------------------------|
|  | PROPERTY LINE |  | PROPOSED HEAVY DUTY ASPHALT |
|  | PROPOSED EASEMENT |  | NUMBER OF STANDARD PARKING SPACES |
|  | EXISTING EASEMENT |  | NUMBER OF TRAILER PARKING SPACES |
|  AR | ACCESSIBLE ROUTE | | |
|  | PROPOSED SPILL CURB | | |
|  | PROPOSED HEAVY DUTY CONCRETE FOR DOCK | | |
|  | PROPOSED STANDARD DUTY CONCRETE FOR SIDEWALK | | |
|  | PROPOSED HEAVY DUTY ASPHALT | | |

MATCH LINE- SEE SHEET 5


GENERAL NOTE:

EAST ACCESS IS AN INTERIM CONDITION AND WILL INCLUDE EASTBOUND RIGHT TURN LANES WHEN 32ND ALIGNMENT OCCURS.

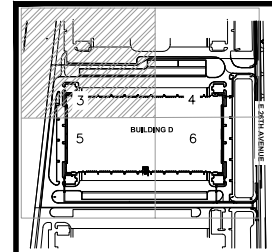
KEY NOTES:

- 1 PROPOSED SIDEWALK, WIDTH PER PLAN
- 2 PROPOSED STANDARD PARKING SPACES (9'X19' TYP)
- 3 PROPOSED TRAILER PARKING SPACES (60'X13')
- 4 PROPOSED VAN ACCESSIBLE PARKING SPACES (9'X19')
- 5 PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING
- 6 PROPOSED STOP SIGN
- 7 PROPOSED PEDESTRIAN CROSSWALK
- 8 PROPOSED ACCESSIBLE PARKING SIGN AND BOLLARD
- 9 PROPOSED BUILDING INGRESS/EGRESS DOOR
- 10 PROPOSED LANDSCAPE AREA (REF: LANDSCAPE PLANS)
- 11 PROPOSED BIKE RACKS
- 12 PROPOSED PRIVATE STORM INLET
- 13 PROPOSED PRIVATE STORM MANHOLE
- 14 PROPOSED LIGHT FIXTURE
- 15 PROPOSED DOMESTIC WATER METER
- 16 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER C.O.A STD. DETAIL 208
- 17 PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE
- 18 PROPOSED ELECTRICAL TRANSFORMER AND PAD
- 19 PROPOSED GAS METER
- 20 PROPOSED EMPLOYEE AMENITY AREA
- 21 PROPOSED MONUMENT SIGN PER ARCH. DTLS
- 22 PERIMETER FENCE - REF. SHEET 54
- 23 PROPOSED CROSS PAN
- 24 PROPOSED SCREEN WALL
- 25 EXISTING STOP SIGN
- 26 PROPOSED STAIRS
- 27 SIGHT DISTANCE TRIANGLE
- 28 PROPOSED TRAILER PARKING SPACES 60'X12'
- 29 (2) 12' MANUAL WROUGHT IRON SWINGING GATES W/ APPROVED S.O.S. SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE REF. DETAIL 2 SHEET 54

GRAPHIC SCALE IN FEET



SCALE: 1"=50'



KEYMAP
N.T.S.

 NOT FOR
CONSTRUCTION

**AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT**
CITY OF AURORA, STATE OF COLORADO

**COMMERCIAL CENTER
SITE PLAN - MINOR
AURORA, STATE OF COLORADO
SITE PLAN (1 OF 4)**

SHEET NO.	FILE NO.	DATE: 03/03/2017
	PROJECT NO. 096583001	DESIGNED BY: BKM DRAWN BY: CTM CHECKED BY: RJP

Kimley
Horn

[illegible]

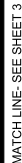
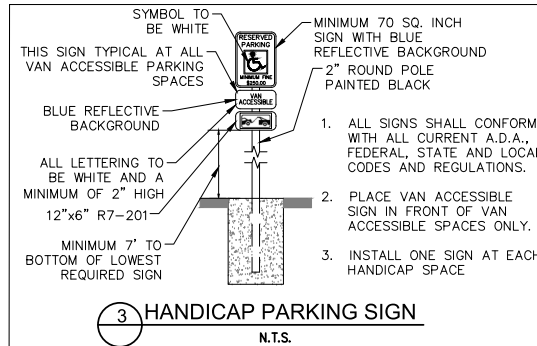
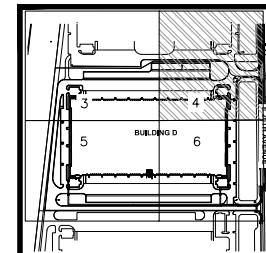


Diagram illustrating the plan view of a bridge structure, labeled "MODIFIED LOCAL TYPE 3". The bridge is 32.00' wide. It features two 14.00' travel lanes, each with a 2% cross-slope. The bridge is flanked by a 5.00' sidewalk on the left and a 1.5' shoulder on the right. The bridge is supported by a 4:1 slope on the left and a 1.5' shoulder on the right. The bridge is labeled "MODIFIED LOCAL TYPE 3" and "N.T.S." (Not To Scale). A note indicates "PLACE HYDRANT PER DETAIL 4 ON SHEET 6".

EAST ACCESS IS AN INTERIM CONDITION AND WILL INCLUDE EASTBOUND RIGHT TURN LANES WHEN 32ND ALIGNMENT OCCURS.



- GRAPHIC SCALE IN FEET
- 0 25 50 100
- SCALE: 1"=50'



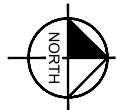
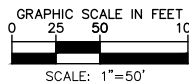
**NOT FOR
CONSTRUCTION**

MATCH LINE- SEE SHEET 3

BUILDING D
555,843 SF
FFE = 5490.75'
33.814 ACRES

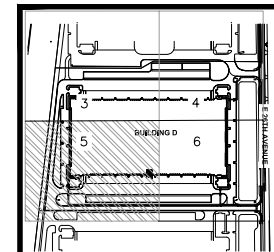
KEY NOTES:

- 1 PROPOSED SIDEWALK, WIDTH PER PLAN
- 2 PROPOSED STANDARD PARKING SPACES (9'X19' TYP)
- 3 PROPOSED TRAILER PARKING SPACES (60'X13')
- 4 PROPOSED VAN ACCESSIBLE PARKING SPACES (9'X19')
- 5 PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING
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- 23 PROPOSED CROSS PAN
- 24 PROPOSED SCREEN WALL
- 25 EXISTING STOP SIGN
- 26 PROPOSED STAIRS
- 27 SIGHT DISTANCE TRIANGLE
- 28 PROPOSED TRAILER PARKING SPACES 60'X12'
- 29 (2) 12' MANUAL WROUGHT IRON SWINGING GATES W/ APPROVED S.O.S. SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE REF. DETAIL 2 SHEET 54



GENERAL NOTE:

EAST ACCESS IS AN INTERIM CONDITION AND WILL INCLUDE EASTBOUND RIGHT TURN LANES WHEN 32ND ALIGNMENT OCCURS.



KEYMAP
N.T.S.

**NOT FOR
CONSTRUCTION**

20

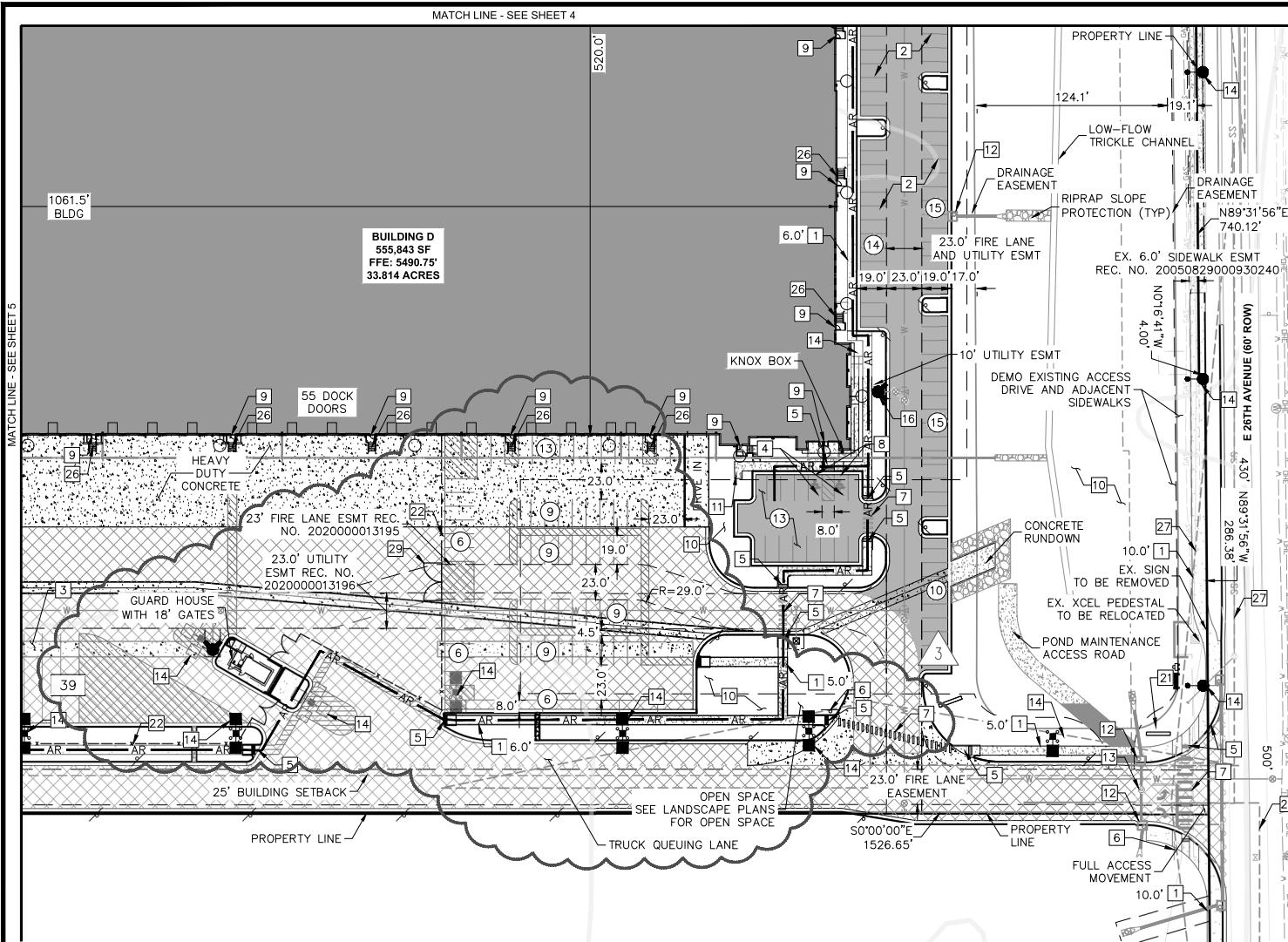
AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
SITE PLAN (3 OF 4)

Kimley-Horn
Joseph V. Belluccia, AIA

NO.	REVISION	BY	DATE	APPR
1	MINOR CSP AMENDMENT	MM	11/15/19	RJP

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- AR ACCESSIBLE ROUTE
- PROPOSED SPILL CURB
- PROPOSED HEAVY DUTY CONCRETE FOR DOCK
- PROPOSED STANDARD DUTY CONCRETE FOR SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- EXISTING ASPHALT
- XX NUMBER OF STANDARD PARKING SPACES
- X NUMBER OF TRAILER PARKING SPACES



LEGEND

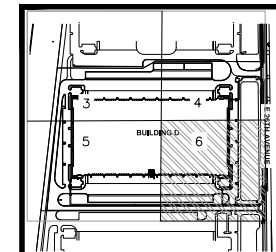
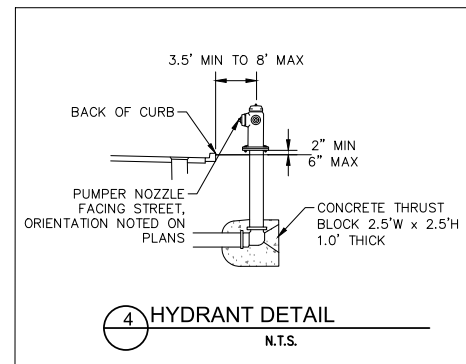
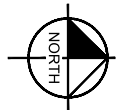
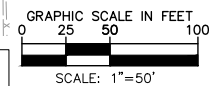
- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- AR ACCESSIBLE ROUTE
- PROPOSED SPILL CURB
- PROPOSED HEAVY DUTY CONCRETE FOR DOCK
- PROPOSED STANDARD DUTY CONCRETE FOR SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- EXISTING ASPHALT
- XX NUMBER OF STANDARD PARKING SPACES
- X NUMBER OF TRAILER PARKING SPACES

GENERAL NOTE:

EAST ACCESS IS AN INTERIM CONDITION AND WILL INCLUDE EASTBOUND RIGHT TURN LANES WHEN 32ND ALIGNMENT OCCURS.

KEY NOTES:

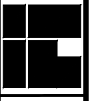
- PROPOSED SIDEWALK, WIDTH PER PLAN
- PROPOSED STANDARD PARKING SPACES (9'X19' TYP)
- PROPOSED TRAILER PARKING SPACES (60'X13')
- PROPOSED VAN ACCESSIBLE PARKING SPACES (9'X19')
- PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING
- PROPOSED STOP SIGN
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED ACCESSIBLE PARKING SIGN AND BOLLARD
- PROPOSED BUILDING INGRESS/EGRESS DOOR
- PROPOSED LANDSCAPE AREA (REF: LANDSCAPE PLANS)
- PROPOSED BIKE RACKS
- PROPOSED PRIVATE STORM INLET
- PROPOSED PRIVATE STORM MANHOLE
- PROPOSED LIGHT FIXTURE
- PROPOSED DOMESTIC WATER METER
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER C.O.A STD. DETAIL 208
- PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE
- PROPOSED ELECTRICAL TRANSFORMER AND PAD
- PROPOSED GAS METER
- PROPOSED EMPLOYEE AMENITY AREA
- PROPOSED MONUMENT SIGN PER ARCH. DTLs
- PERIMETER FENCE - REF. SHEET 54
- PROPOSED CROSS PAN
- PROPOSED SCREEN WALL
- EXISTING STOP SIGN
- PROPOSED STAIRS
- SIGHT DISTANCE TRIANGLE
- PROPOSED TRAILER PARKING SPACES 60'X12'
- (2) 12' MANUAL WROUGHT IRON SWINGING GATES W/ APPROVED S.O.S. SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE REF. DETAIL 2 SHEET 54



DATE:	03/03/2017	DESIGNED BY:	BKM	CTM	RJP
FILE NO.		DRAWN BY:	CTM		
PROJECT NO.	096583001	CHECKED BY:	RJP		
SHEET NO.	21				

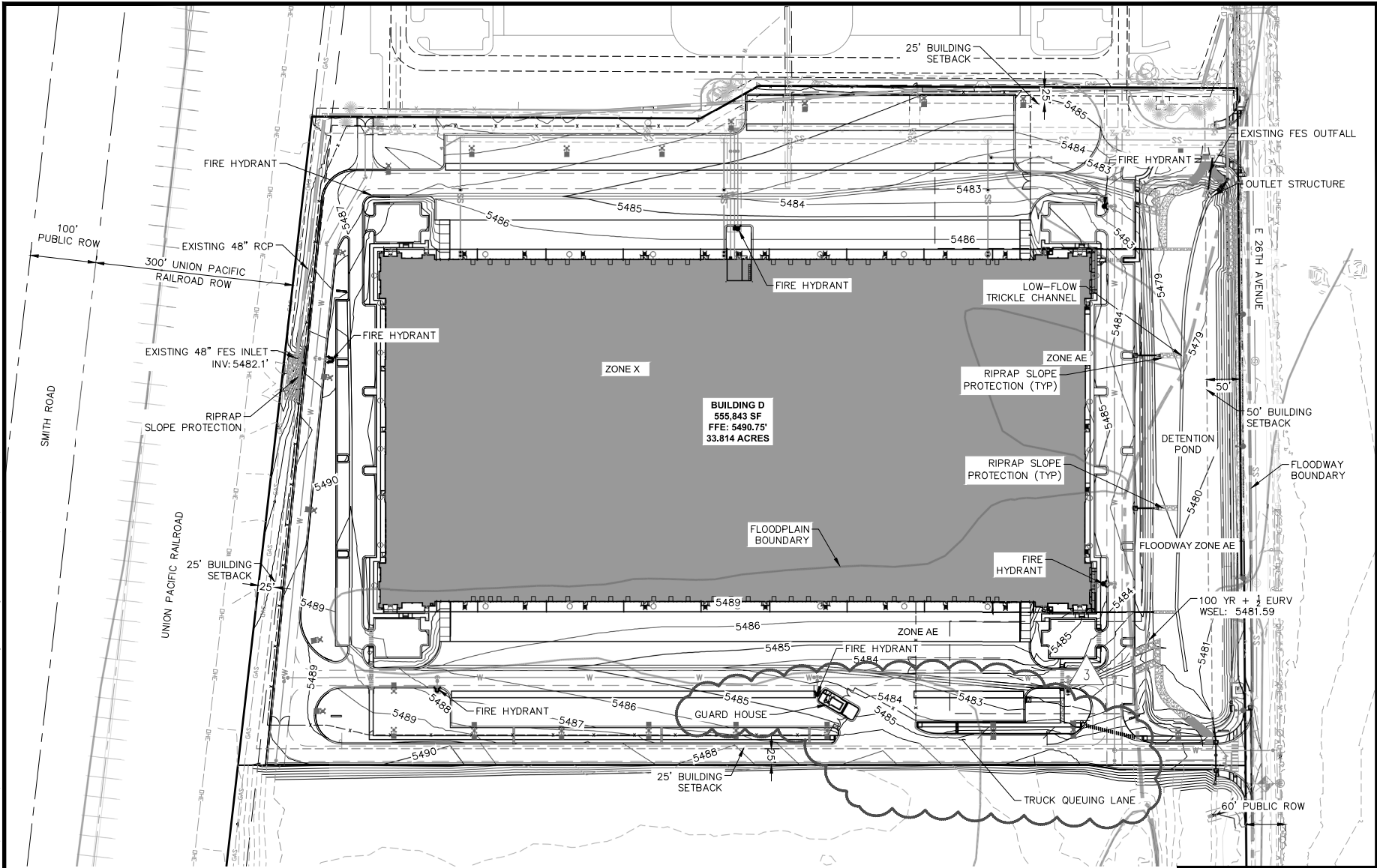
AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO

Kimley-Horn
Joseph V. Bellurcia, AIA



NO.	1	MINOR CSP AMENDMENT	BY	DATE	APPR
REVISION					

K:\DEN_Civil\096373018 Den\7\CADD\PlanSheets\Site Plan\096563001GD-OVERALL.dwg Mooney, Miranda 2/26/2020 5:04 PM

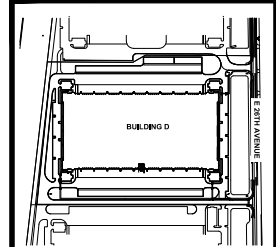
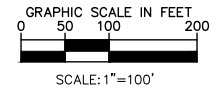
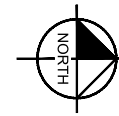


LEGEND:

- PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - -5520- EXISTING CONTOUR
- - -5520- PROPOSED CONTOUR
- 1.10% PROPOSED SLOPE

GRADING NOTE:

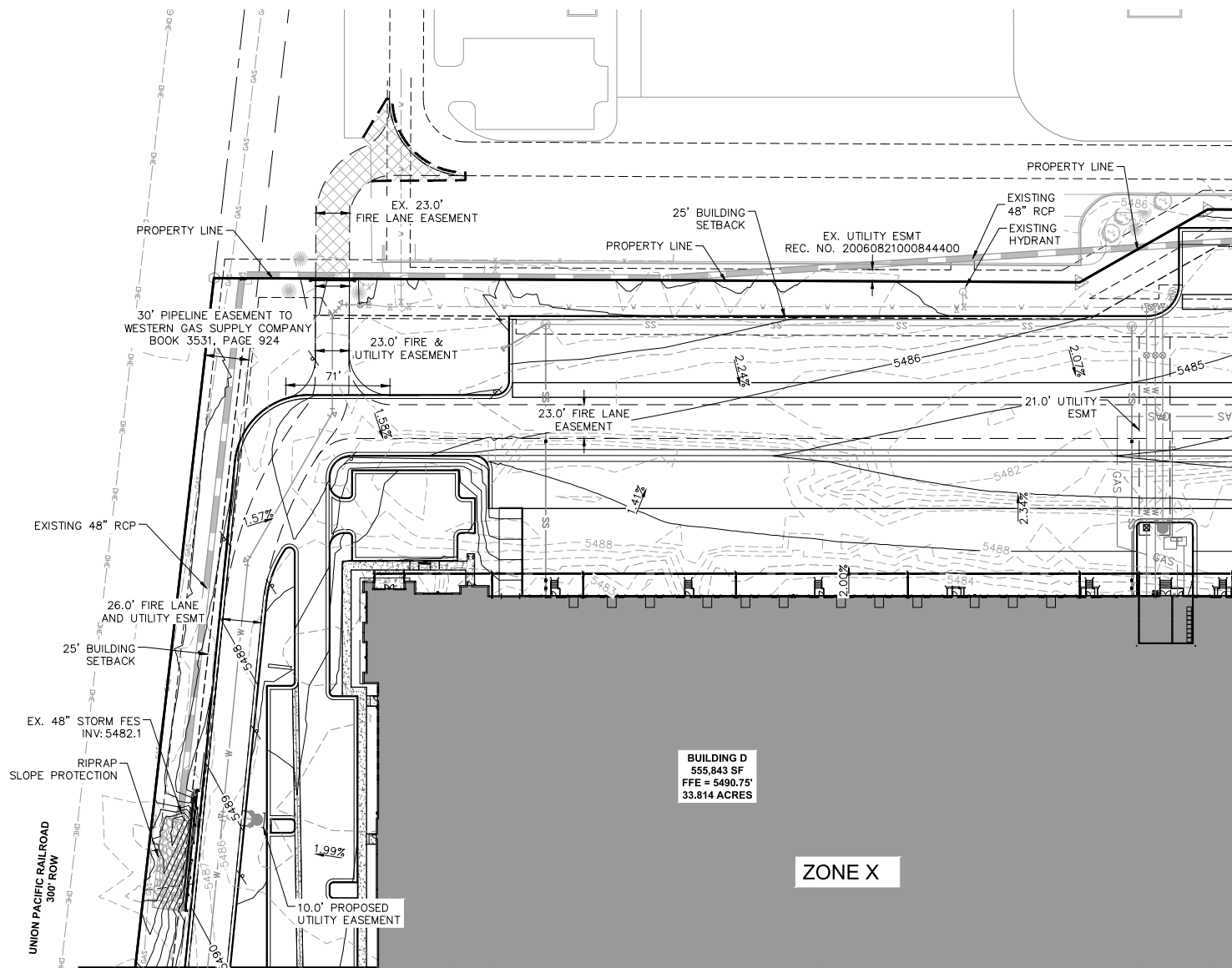
GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.



KEYMAP
N.T.S.

**NOT FOR
CONSTRUCTION**

DATE:	03/03/2017	DESIGNED BY:	BKM	CTM	RJP
FILE NO.	096563001	DRAWN BY:	CTM		
PROJECT NO.	096563001	CHECKED BY:	RJP		
SHEET NO.	22				
AURORA COMMERCE CENTER - BUILDING D CONTEXTUAL SITE PLAN - MINOR AMENDMENT CITY OF AURORA, STATE OF COLORADO OVERALL GRADING PLAN					
Kimley-Horn & Associates, Inc. Joseph V. Belluccia, AIA					
1 MINOR CSP AMENDMENT BY: DATE: APPR: MVM 11/15/19					



MATCH LINE- SEE SHEET 11

BUILDING D
555,843 SF
FFE = 5490.75'
33.814 ACRES

ZONE X

KEY NOTES:

- 1 PROPOSED PRIVATE STORM DRAIN PIPE
- 2 PROPOSED PRIVATE STORM DRAIN INLET
- 3 PROPOSED PRIVATE STORM DRAIN MANHOLE
- 4 PROPOSED PRIVATE STORM DRAIN FES

LEGEND:

- PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - -5520 - - EXISTING CONTOUR
- - -5520 - - PROPOSED CONTOUR
- 1.10% PROPOSED SLOPE

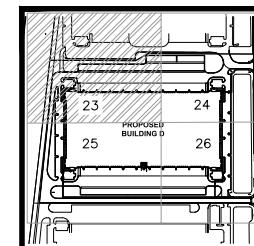
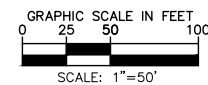
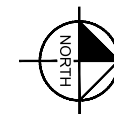
GRADING NOTE:

GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.

NOTES:

1. ALL PROPOSED STORM SEWER IS PRIVATE

MATCH LINE- SEE SHEET 9

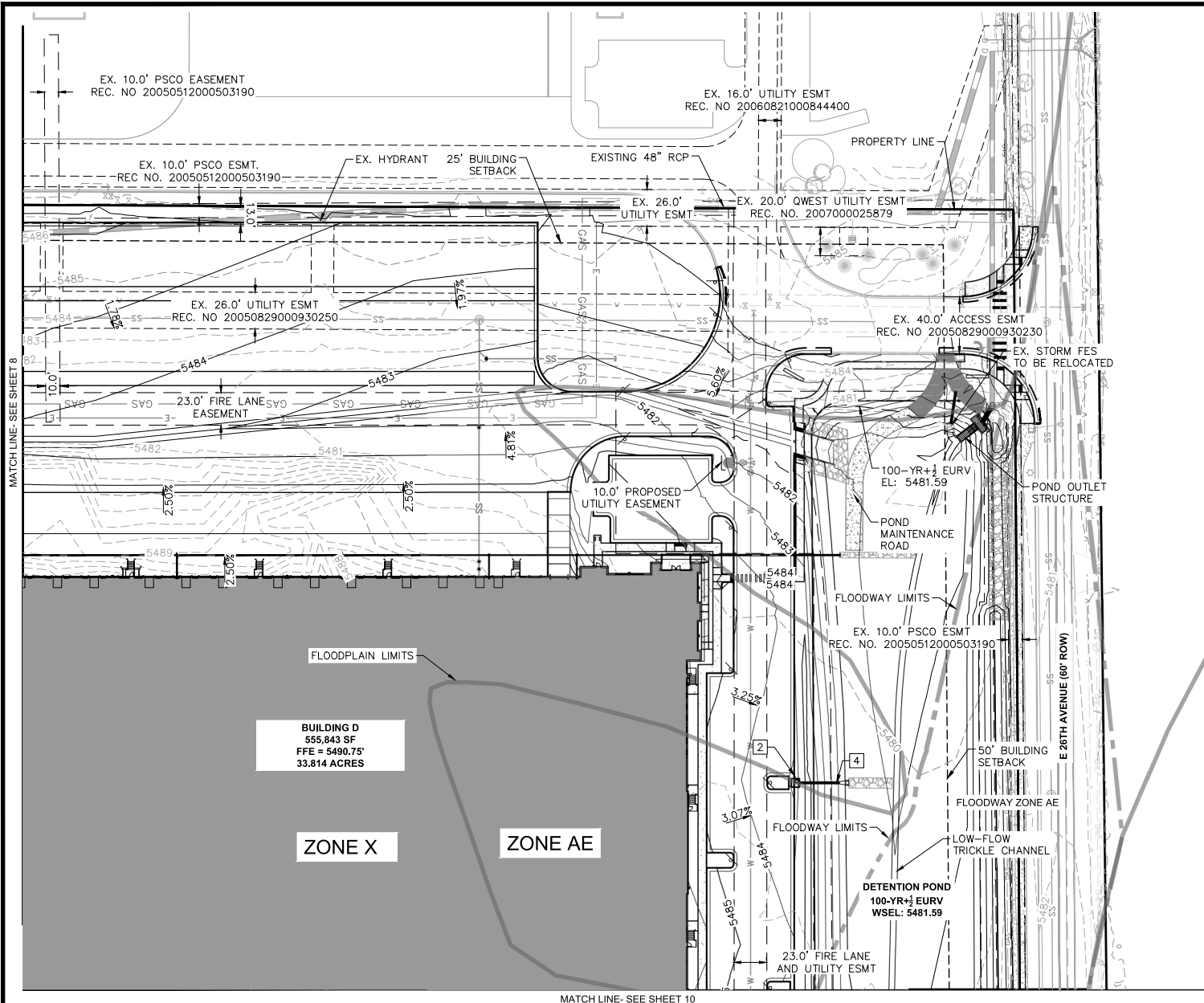


KEYMAP
N.T.S.

**NOT FOR
CONSTRUCTION**

<p>AURORA COMMERCE CENTER - BUILDING D SITE PLAN</p> <p>CITY OF AURORA, STATE OF COLORADO</p> <p>GRADING PLAN (1 OF 4)</p>	DATE:	03/09/2017	DESIGNED BY:	BKM
	PROJECT NO.	096583001	DRAWN BY:	CTM
	CHECKED BY:			RJP
	SHEET NO.	23		

6	6TH CITY COMMENTS	BKM	10/11/18	RJP
5	5TH CITY COMMENTS	BKM	9/18/18	RJP
4	4TH CITY COMMENTS	BKM	8/14/18	RJP
3	3RD CITY COMMENTS	BKM	5/15/18	RJP
NO.	REVISION	BY	DATE	APPR



KEY NOTES:

- 1 PROPOSED PRIVATE STORM DRAIN PIPE
- 2 PROPOSED PRIVATE STORM DRAIN INLET
- 3 PROPOSED PRIVATE STORM DRAIN MANHOLE
- 4 PROPOSED PRIVATE STORM DRAIN FES

LEGEND:

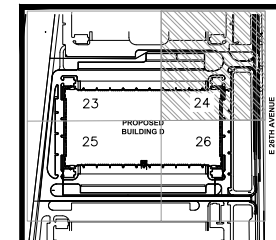
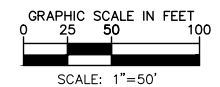
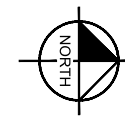
- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- 5520- EXISTING CONTOUR
- 5520- PROPOSED CONTOUR
- 1.10% PROPOSED SLOPE

GRADING NOTE:

GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.

NOTES:

1. ALL PROPOSED STORM SEWER IS PRIVATE



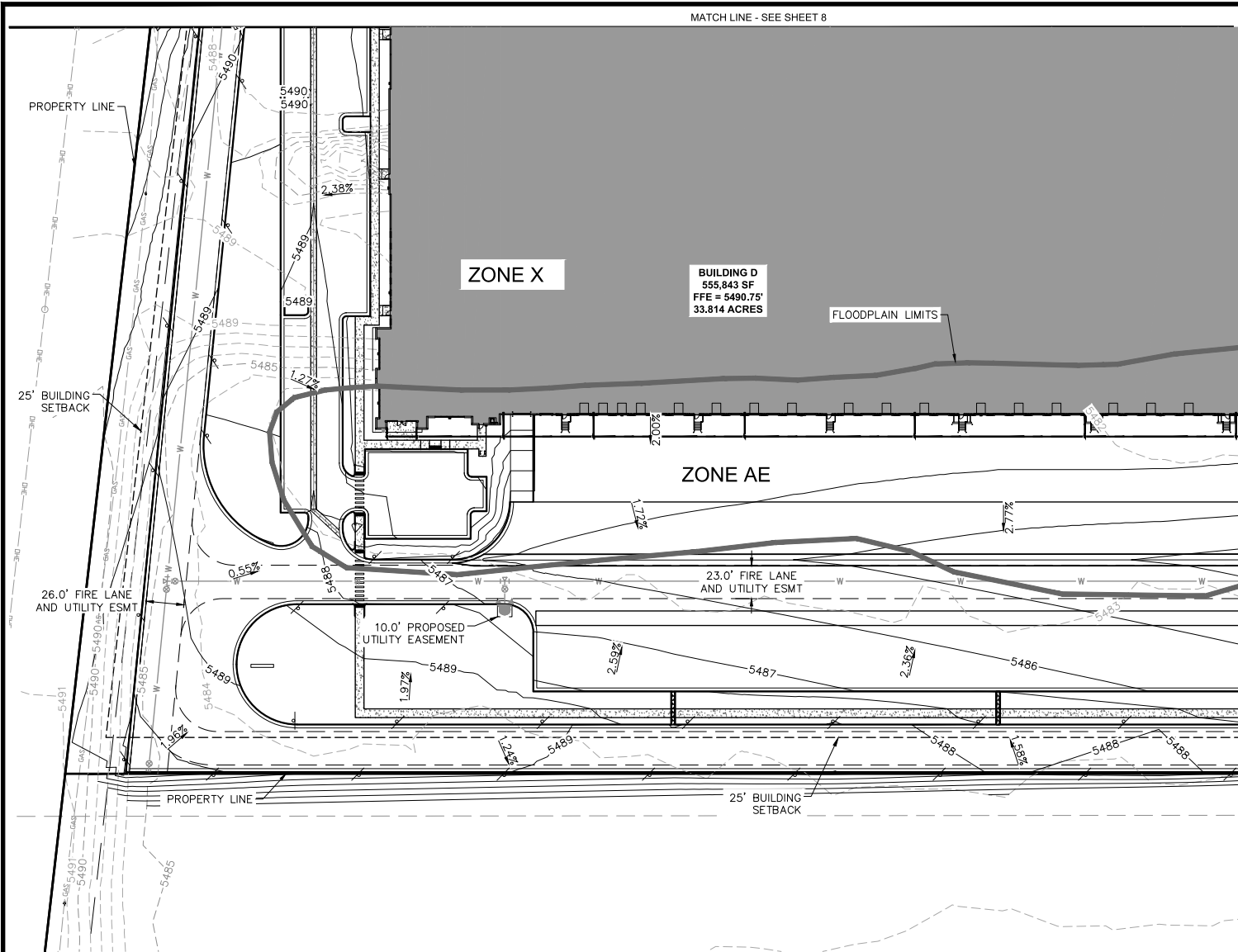
KEYMAP
N.T.S.

**NOT FOR
CONSTRUCTION**

NO.	REVISION	BY	DATE	APPR
6	6TH CITY COMMENTS	BKM	10/11/18	RJP
5	5TH CITY COMMENTS	BKM	9/18/18	RJP
4	4TH CITY COMMENTS	BKM	8/14/18	RJP
3	3RD CITY COMMENTS	BKM	5/15/18	RJP

AURORA COMMERCE CENTER - BUILDING D	Kimley-Horn
SITE PLAN	Joseph V. Bellurcia, AIA
CITY OF AURORA, STATE OF COLORADO	
GRADING PLAN (2 OF 4)	

DATE: 03/03/2017	DESIGNED BY: BKM	CTM
PROJECT NO: 096583001	DRAWN BY: RJP	
SHEET NO. 24		

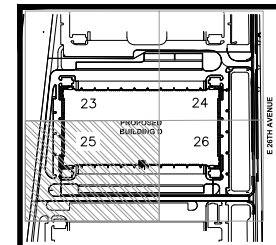
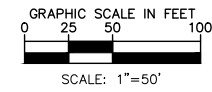
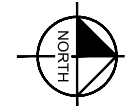


- KEY NOTES:**
- 1 PROPOSED PRIVATE STORM DRAIN PIPE
 - 2 PROPOSED PRIVATE STORM DRAIN INLET
 - 3 PROPOSED PRIVATE STORM DRAIN MANHOLE
 - 4 PROPOSED PRIVATE STORM DRAIN FES

- LEGEND:**
- PROPERTY LINE
 - - - PROPOSED EASEMENT
 - - - EXISTING EASEMENT
 - - -5520- - EXISTING CONTOUR
 - 5520- - PROPOSED CONTOUR
 - 1.10% PROPOSED SLOPE

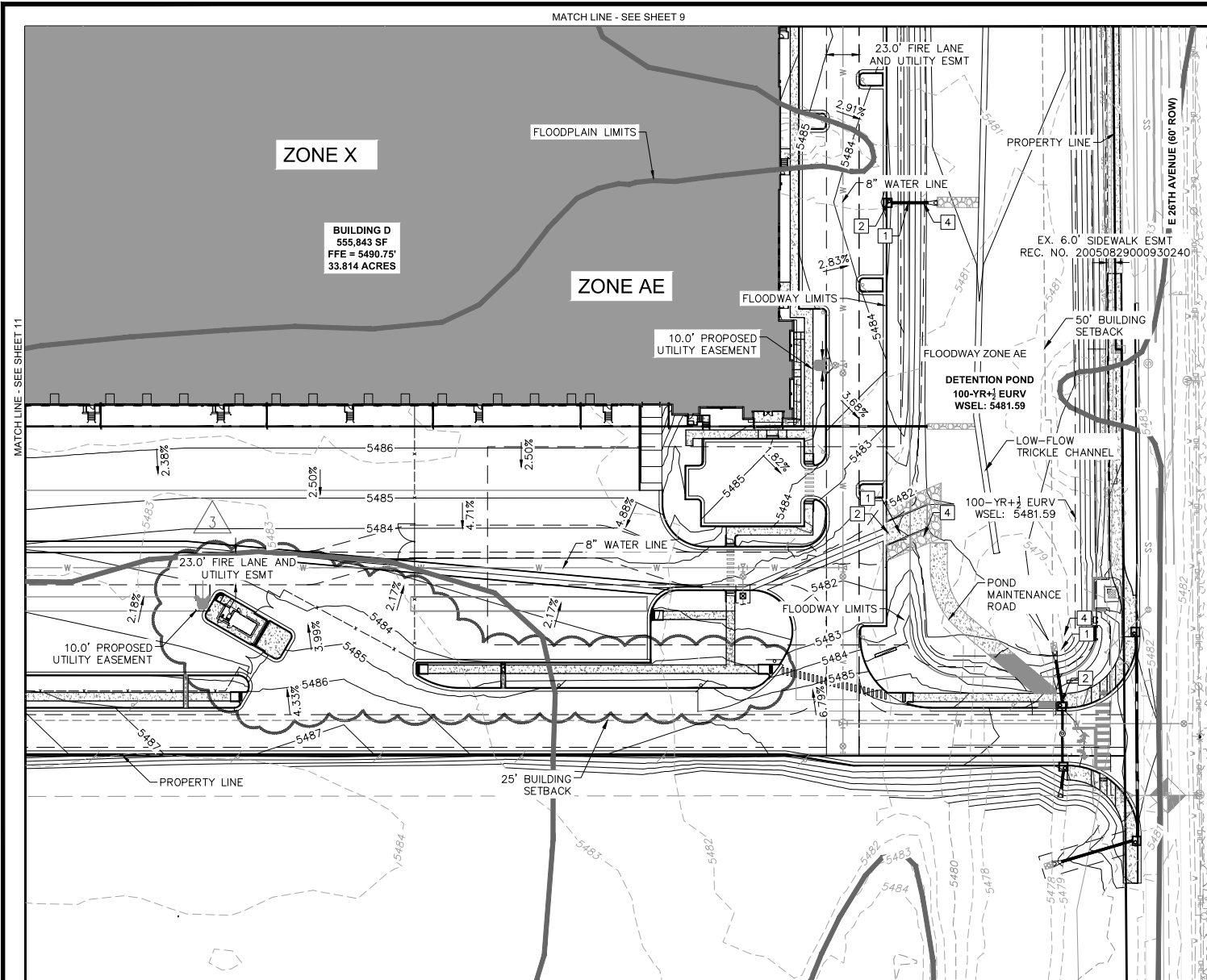
GRADING NOTE:
GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.

- NOTES:**
1. ALL PROPOSED STORM SEWER IS PRIVATE



KEYMAP
N.T.S. NOT FOR CONSTRUCTION

AURORA COMMERCE CENTER - BUILDING D		Kimley-Horn		Joseph V. Bellurcia, AIA	
SITE PLAN		CITY OF AURORA, STATE OF COLORADO		GRADING PLAN (3 OF 4)	
DATE:	03/09/2017	DESIGNED BY:	BKM	6TH CITY COMMENTS	BKM 10/11/18 RJP
DRAWN BY:	CTM	CHECKED BY:	RJP	5TH CITY COMMENTS	BKM 9/18/18 RJP
PROJECT NO.	096583001			4TH CITY COMMENTS	BKM 8/14/18 RJP
SHEET NO.	25			3RD CITY COMMENTS	BKM 5/15/18 RJP
				NO. REVISION	BY DATE APPR



KEY NOTES:

- 1 PROPOSED PRIVATE STORM DRAIN PIPE
- 2 PROPOSED PRIVATE STORM DRAIN INLET
- 3 PROPOSED PRIVATE STORM DRAIN MANHOLE
- 4 PROPOSED PRIVATE STORM DRAIN FES

LEGEND:

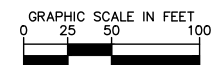
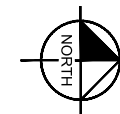
- PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - -5520- - EXISTING CONTOUR
- 5520- PROPOSED CONTOUR
- 1.10% PROPOSED SLOPE

GRADING NOTE:

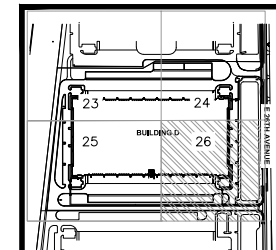
GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.

NOTES:

1. ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED STORM SEWER IS PRIVATE



SCALE: 1"=50'



KEYMAP
N.T.S.

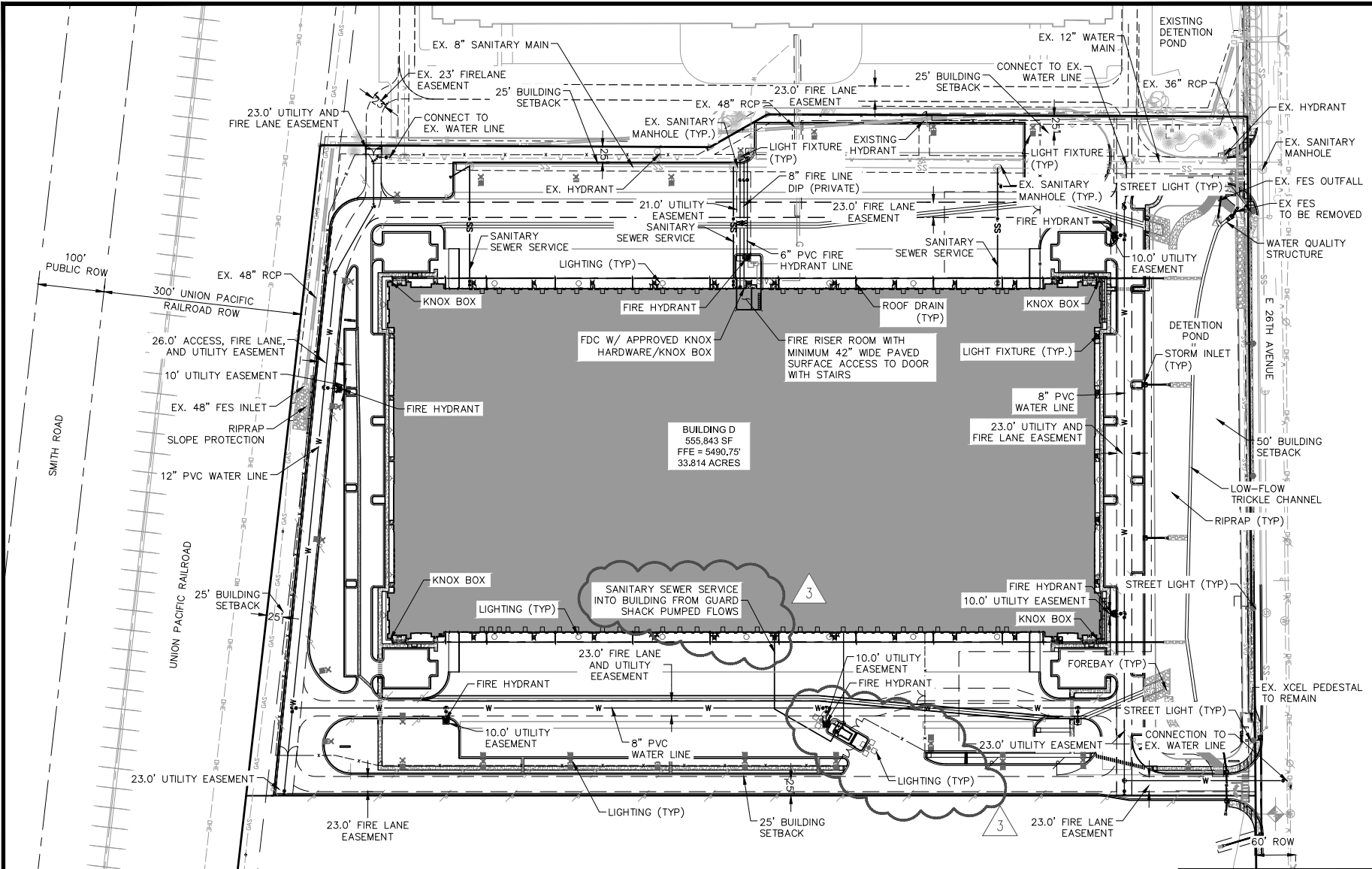
**NOT FOR
CONSTRUCTION**

**Kimley
Horn**
AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
GRADING PLAN (4 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP
FILE NO.
PROJECT NO.
096563001
SHEET NO.

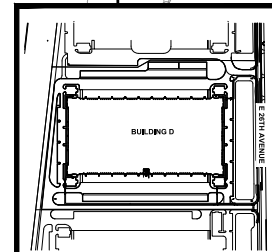
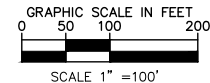
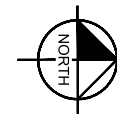
26

MM 02/25/20 RJP
BY DATE APPR
3 MINOR CSP AMENDMENT
NO. REVISION



LEGEND:

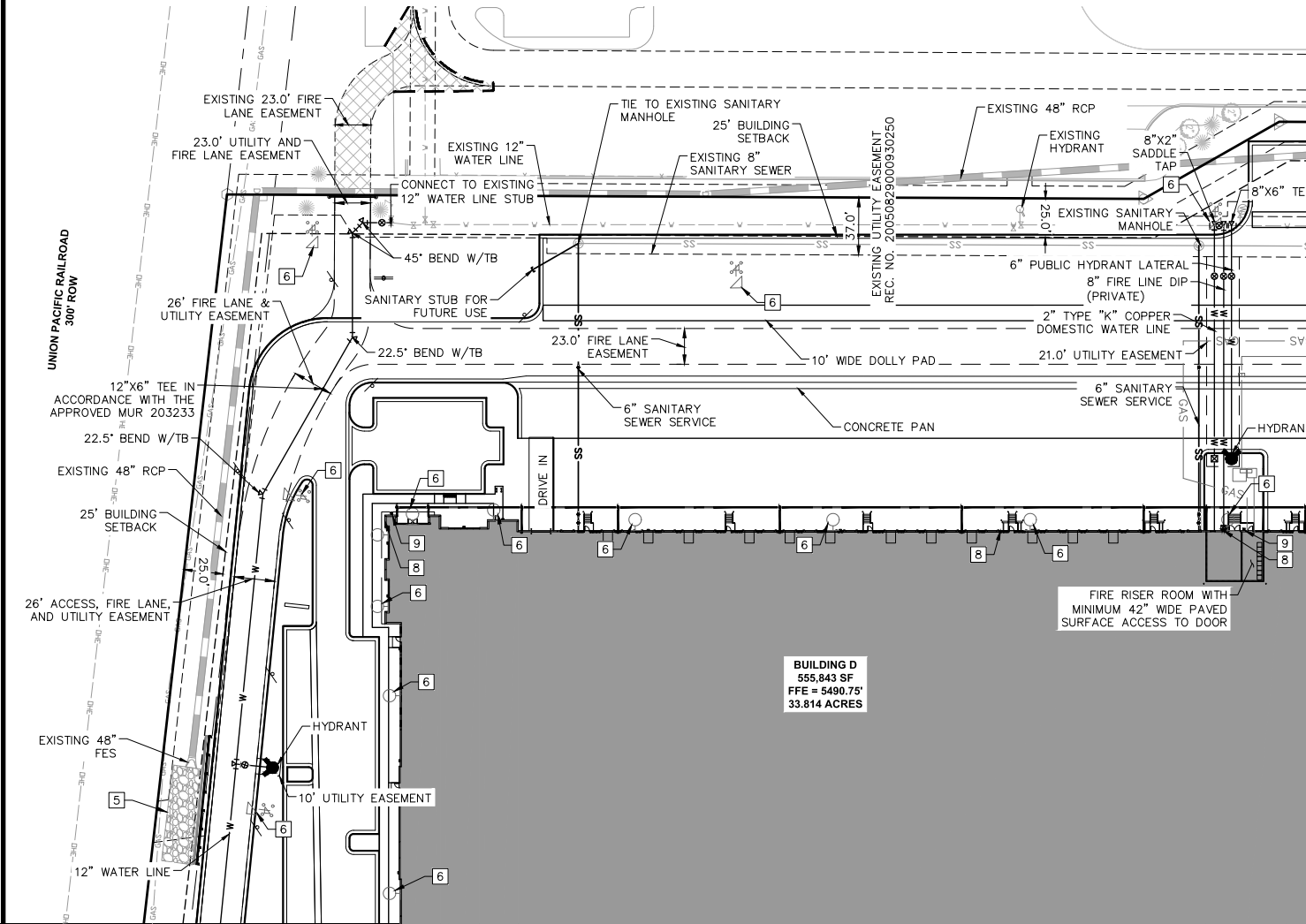
---	PROPERTY LINE	■	PROPOSED KNOX BOX
---	PROPOSED EASEMENT	⬮	PROPOSED FIRE HYDRANT
---	EXISTING EASEMENT LINE	⊗	PROPOSED WATER VALVE
---	EXISTING STORM SEWER	⊕	PROPOSED TEE
---	PROPOSED STORM SEWER	⌒	PROPOSED BEND
---	EXISTING WATER LINE		
---	PROPOSED WATER LINE		
---	EXISTING SANITARY SEWER		
---	PROPOSED SANITARY SEWER		



KEYMAP
N.T.S.

**NOT FOR
CONSTRUCTION**

FILE NO.	PROJECT NO.	SHEET NO.	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
			03/03/2017	BKM	CTM	RJP
AURORA COMMERCE CENTER - BUILDING D CONTEXTUAL SITE PLAN - MINOR AMENDMENT			1	MINOR CSP AMENDMENT	REVISION	BY
CITY OF AURORA, STATE OF COLORADO						
OVERALL UTILITY PLAN						
Kimley-Horn						
Joseph V. Belluccia, AIA						
27						



MATCH LINE- SEE SHEET 15

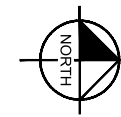
KEYNOTES:

1. PROPOSED PRIVATE STORM DRAIN PIPE
2. PROPOSED PRIVATE STORM DRAIN INLET
3. PROPOSED PRIVATE STORM DRAIN MANHOLE
4. PROPOSED PRIVATE STORM DRAIN FES
5. PROPOSED RIPRAP SLOPE PROTECTION
6. PROPOSED LIGHT FIXTURE
7. PROPOSED FOREBAY
8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX

MATCH LINE- SEE SHEET 14

NOTES:

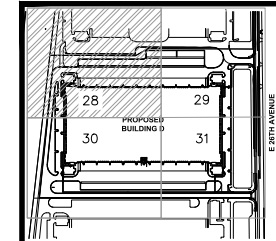
1. ALL PROPOSED STORM DRAIN IS PRIVATE.
2. FIRE HYDRANTS SHALL BE SUITABLY PROTECTED BY A CURB LINE OR THE USE OF BOLLARDS. THE AURORA FIRE DEPARTMENT HAS ACCEPTED THE FOLLOWING SPECIFICATIONS FOUND IN THE PUBLIC UTILITY STANDARDS AND SPECIFICATIONS MANUAL, SECTION 23.05.6, STANDARD DETAIL 208 IN PROTECTING FIRE HYDRANTS EXPOSED TO POTENTIAL VEHICLE DAMAGE.



GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1"=50'

LEGEND:

- | | | | |
|-----|-------------------------|---|--------------------------------------|
| --- | PROPERTY LINE | ■ | PROPOSED KNOX BOX |
| --- | PROPOSED EASEMENT LINE | ⬮ | PROPOSED FIRE HYDRANT |
| --- | EXISTING EASEMENT LINE | ⊗ | PROPOSED WATER VALVE |
| --- | EXISTING STORM SEWER | ⌋ | PROPOSED TEE |
| --- | PROPOSED STORM SEWER | ⌋ | PROPOSED BEND |
| W | EXISTING WATER LINE | ⌋ | PROPOSED FIRE DEPT. CONNECTION (FDC) |
| W | PROPOSED WATER LINE | | |
| SS | EXISTING SANITARY SEWER | | |
| SS | PROPOSED SANITARY SEWER | | |

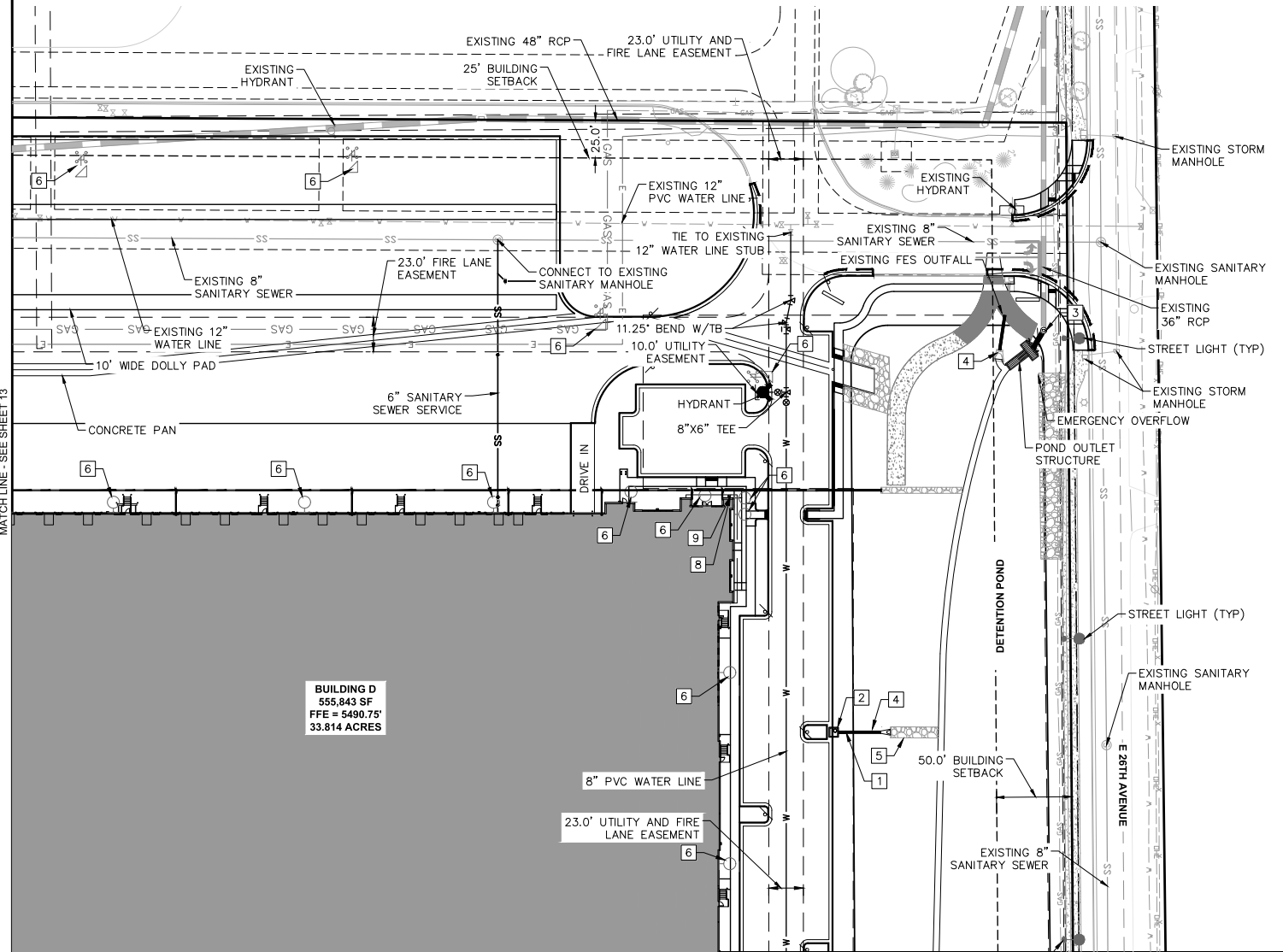


6	6TH CITY COMMENTS	BKM	10/11/18	RJP		
		BKM	9/18/18	RJP		
		BKM	8/14/18	RJP		
		BKM	5/15/18	RJP		
5	5TH CITY COMMENTS	BKM	10/11/18	RJP		
		BKM	9/18/18	RJP		
		BKM	8/14/18	RJP		
		BKM	5/15/18	RJP		
4	4TH CITY COMMENTS	BKM	10/11/18	RJP		
		BKM	9/18/18	RJP		
		BKM	8/14/18	RJP		
		BKM	5/15/18	RJP		
3	3RD CITY COMMENTS	BKM	10/11/18	RJP		
		BKM	9/18/18	RJP		
		BKM	8/14/18	RJP		
		BKM	5/15/18	RJP		
2	2ND CITY COMMENTS	BKM	10/11/18	RJP		
		BKM	9/18/18	RJP		
		BKM	8/14/18	RJP		
		BKM	5/15/18	RJP		
1	1ST CITY COMMENTS	BKM	10/11/18	RJP		
		BKM	9/18/18	RJP		
		BKM	8/14/18	RJP		
		BKM	5/15/18	RJP		
		DATE:		DESIGNED BY:	BKM	
		FILE NO.		DRAWN BY:	CTM	
		PROJECT NO.		CHECKED BY:	RJP	
		SHEET NO.				

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO
UTILITY PLAN (1 OF 4)

Kimley-Horn
Joseph V. Bellurcia, AIA

MATCH LINE - SEE SHEET 13



MATCH LINE - SEE SHEET 16

LEGEND:

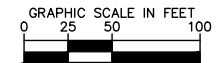
---	PROPERTY LINE	■	PROPOSED KNOX BOX
---	PROPOSED EASEMENT LINE	⚡	PROPOSED FIRE HYDRANT
---	EXISTING EASEMENT LINE	⊗	PROPOSED WATER VALVE
---	EXISTING STORM SEWER	⊕	PROPOSED TEE
---	PROPOSED STORM SEWER	⊖	PROPOSED BEND
W	EXISTING WATER LINE	⚡	PROPOSED FIRE DEPT. CONNECTION (FDC)
W	PROPOSED WATER LINE		
SS	EXISTING SANITARY SEWER		
SS	PROPOSED SANITARY SEWER		
E	PROPOSED ELECTRICAL		

KEYNOTES:

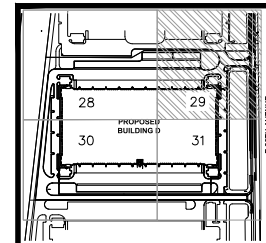
1. PROPOSED PRIVATE STORM DRAIN PIPE
2. PROPOSED PRIVATE STORM DRAIN INLET
3. PROPOSED PRIVATE STORM DRAIN MANHOLE
4. PROPOSED PRIVATE STORM DRAIN FES
5. PROPOSED RIPRAP SLOPE PROTECTION
6. PROPOSED LIGHT FIXTURE
7. PROPOSED FOREBAY
8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX

NOTES:

1. ALL PROPOSED STORM DRAIN IS PRIVATE.
2. FIRE HYDRANTS SHALL BE SUITABLY PROTECTED BY A CURB LINE OR THE USE OF BOLLARDS. THE AURORA FIRE DEPARTMENT HAS ACCEPTED THE FOLLOWING SPECIFICATIONS FOUND IN THE PUBLIC UTILITY STANDARDS AND SPECIFICATIONS MANUAL, SECTION 23.05.6, STANDARD DETAIL 208 IN PROTECTING FIRE HYDRANTS EXPOSED TO POTENTIAL VEHICLE DAMAGE.



SCALE: 1"=50'



KEYMAP
N.T.S.

**NOT FOR
CONSTRUCTION**

AURORA COMMERCE CENTER - BUILDING D SITE PLAN CITY OF AURORA, STATE OF COLORADO UTILITY PLAN (2 OF 4)	DATE:	03/03/2017	DESIGNED BY:	BKM
	FILE NO.		DRAWN BY:	CTM
	PROJECT NO.	096583001	CHECKED BY:	RJP
	SHEET NO.	29		

Kimley-Horn
JVB
Joseph V. Bellurcia, AIA

NO.	REVISION	BY	DATE	APPR
6	6TH CITY COMMENTS	BKM	10/11/18	RJP
5	5TH CITY COMMENTS	BKM	9/18/18	RJP
4	4TH CITY COMMENTS	BKM	8/14/18	RJP
3	3RD CITY COMMENTS	BKM	5/15/18	RJP

MATCH LINE - SEE SHEET 13

BUILDING D
555,843 SF
FFE = 5490.75'
33.814 ACRES

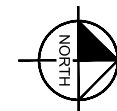
KEYNOTES:

- 1 PROPOSED PRIVATE STORM DRAIN PIPE
- 2 PROPOSED PRIVATE STORM DRAIN INLET
- 3 PROPOSED PRIVATE STORM DRAIN MANHOLE
- 4 PROPOSED PRIVATE STORM DRAIN FES
- 5 PROPOSED RIPRAP SLOPE PROTECTION
- 6 PROPOSED LIGHT FIXTURE
- 7 PROPOSED FOREBAY
- 8 PROPOSED FDC W/ APPROVED KNOX HARDWARE
- 9 PROPOSED KNOX BOX

MATCH LINE - SEE SHEET 16

NOTES:

1. ALL PROPOSED STORM DRAIN IS PRIVATE.
2. FIRE HYDRANTS SHALL BE SUITABLY PROTECTED BY A CURB LINE OR THE USE OF BOLLARDS. THE AURORA FIRE DEPARTMENT HAS ACCEPTED THE FOLLOWING SPECIFICATIONS FOUND IN THE PUBLIC UTILITY STANDARDS AND SPECIFICATIONS MANUAL, SECTION 23.05.6, STANDARD DETAIL 208 IN PROTECTING FIRE HYDRANTS EXPOSED TO POTENTIAL VEHICLE DAMAGE.

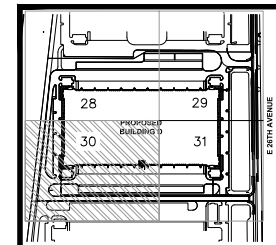


GRAPHIC SCALE IN FEET
0 25 50 100

SCALE: 1"=50'

LEGEND:

- | | | | |
|-------|--------------------------|-----|--------------------------------------|
| --- | PROPERTY LINE | ■ | PROPOSED KNOX BOX |
| - - - | PROPOSED EASEMENT LINE | ⦿ | PROPOSED FIRE HYDRANT |
| - - - | EXISTING EASEMENT LINE | ⊗ | PROPOSED WATER VALVE |
| --- | EXISTING STORM SEWER | ├─┤ | PROPOSED TEE |
| --- | PROPOSED STORM SEWER | └─┘ | PROPOSED BEND |
| W | EXISTING WATER LINE | ⦿ | PROPOSED FIRE DEPT. CONNECTION (FDC) |
| W | PROPOSED WATER LINE | | |
| SS | EXISTING SANITARY SEWER | | |
| SS | PROPOSED SANITARY SEWER | | |
| E | PROPOSED ELECTRICAL LINE | | |
| G | PROPOSED GAS LINE | | |



KEYMAP
N.T.S.

NOT FOR CONSTRUCTION

AURORA COMMERCE CENTER - BUILDING D		BKM	10/11/18	RJP
SITE PLAN		BKM	9/18/18	RJP
CITY OF AURORA, STATE OF COLORADO		BKM	8/14/18	RJP
UTILITY PLAN (3 OF 4)		BKM	5/15/18	RJP
DATE:	03/03/2017	DESIGNED BY:	BKM	
FILE NO.		DRAWN BY:	CTM	
PROJECT NO.	096583001	CHECKED BY:	RJP	
SHEET NO.	30			

MATCH LINE - SEE SHEET 15

MATCH LINE - SEE SHEET 14

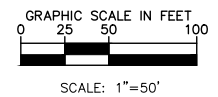
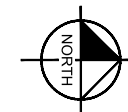
BUILDING D
555,843 SF
FFE = 5490.75'
33.814 ACRES

KEYNOTES:

- 1 PROPOSED PRIVATE STORM DRAIN PIPE
- 2 PROPOSED PRIVATE STORM DRAIN INLET
- 3 PROPOSED PRIVATE STORM DRAIN MANHOLE
- 4 PROPOSED PRIVATE STORM DRAIN FES
- 5 PROPOSED RIPRAP SLOPE PROTECTION
- 6 PROPOSED LIGHT FIXTURE
- 7 PROPOSED FOREBAY
- 8 PROPOSED FDC W/ APPROVED KNOX HARDWARE
- 9 PROPOSED KNOX BOX

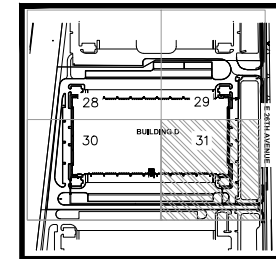
NOTES:

1. ALL PROPOSED STORM DRAIN IS PRIVATE.
2. FIRE HYDRANTS SHALL BE SUITABLY PROTECTED BY A CURB LINE OR THE USE OF BOLLARDS. THE AURORA FIRE DEPARTMENT HAS ACCEPTED THE FOLLOWING SPECIFICATIONS FOUND IN THE PUBLIC UTILITY STANDARDS AND SPECIFICATIONS MANUAL, SECTION 23.05.6, STANDARD DETAIL 208 IN PROTECTING FIRE HYDRANTS EXPOSED TO POTENTIAL VEHICLE DAMAGE.



LEGEND:

- — — — — PROPERTY LINE
- — — — — PROPOSED EASEMENT LINE
- - - - - EXISTING EASEMENT LINE
- — — — — EXISTING STORM SEWER
- — — — — PROPOSED STORM SEWER
- W — — — — — EXISTING WATER LINE
- W — — — — — PROPOSED WATER LINE
- SS — — — — — EXISTING SANITARY SEWER
- SS — — — — — PROPOSED SANITARY SEWER
- E — — — — — PROPOSED ELECTRICAL LINE
- G — — — — — PROPOSED GAS LINE
- PROPOSED KNOX BOX
- PROPOSED FIRE HYDRANT
- ⊗ PROPOSED WATER VALVE
- ├─┤ PROPOSED TEE
- └─┘ PROPOSED BEND
- ⊕ PROPOSED FIRE DEPT. CONNECTION (FDC)



KEYMAP
N.T.S.

**NOT FOR
CONSTRUCTION**

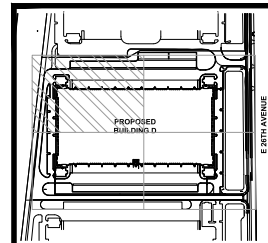
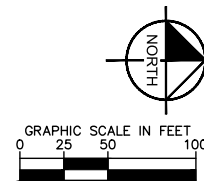
FILE NO.	PROJECT NO.	SHEET NO.	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
	096563001	31	03/03/2017	BKM	CTM	RJP
AURORA COMMERCE CENTER - BUILDING D CONTEXTUAL SITE PLAN - MINOR AMENDMENT CITY OF AURORA, STATE OF COLORADO UTILITY PLAN (4 OF 4)			1	NO.	NO.	NO.
Kimley-Horn & Associates, Inc. Joseph V. Bellurcia, AIA			1	MINOR CSP AMENDMENT	BY	DATE
			1	REVISION	BY	DATE
			1	APPROVED	BY	DATE

Site plan for Building D, showing various easements, setbacks, and utility features. The plan includes the following elements:

- Easements:**
 - 23.0' UTILITY AND FIRE LANE EASEMENT
 - EX. 23' FIRELANE EASEMENT
 - 25' BUILDING SETBACK
 - 21.0' UTILITY EASEMENT
 - 26' ACCESS, FIRE LANE, AND UTILITY EASEMENT
 - 10' UTILITY EASEMENT
- Utilities:**
 - EX. 8" SANITARY MAIN
 - EX. HYDRANT
 - HYDRANT
 - EXISTING UTILITY EASEMENT REC. NO. 2009020009030250
- Structures and Features:**
 - BUILDING D
 - FIRE RISER ROOM
 - FDC W/APPD KNOX HARDWARE & KNOX BOX
 - LIGHTING (TYP)
 - LIGHT FIXTURE (TYP)
 - KNOX BOX
 - 30'-0" BUFFER
- Plantings and Landscaping:**
 - AB(7)
 - VR(5)
 - QR(1)
 - JP(5)
 - PS(9)
 - VR(5)
 - AB(7)
 - BR(33)
 - PS(9)
 - JP(5)
 - RF(9)
 - PS(16)
 - PS(9)
 - JP(5)
 - AG(1)
 - RA(10)
 - AG(1)
 - RA(10)
 - (10)PF
 - (25)PA
 - (18)BR
 - (21)PS
 - (13)BC
 - (2)GI
 - (32)BR
 - (3)PS
 - (10)BC
 - (37)AC
 - (2)GI
 - (8)BC
 - (8)FI
 - (6)VR
 - (26)LV
 - (16)PF
 - (21)BR
 - (4)RA
 - (2)GI
 - (10)RA
 - (21)EC
 - (1)AG
 - (10)RA
 - AG(1)
 - RA(10)

BUILDING D

MATCH LINE- SEE SHEET 18



KEYMAP
N.T.S.

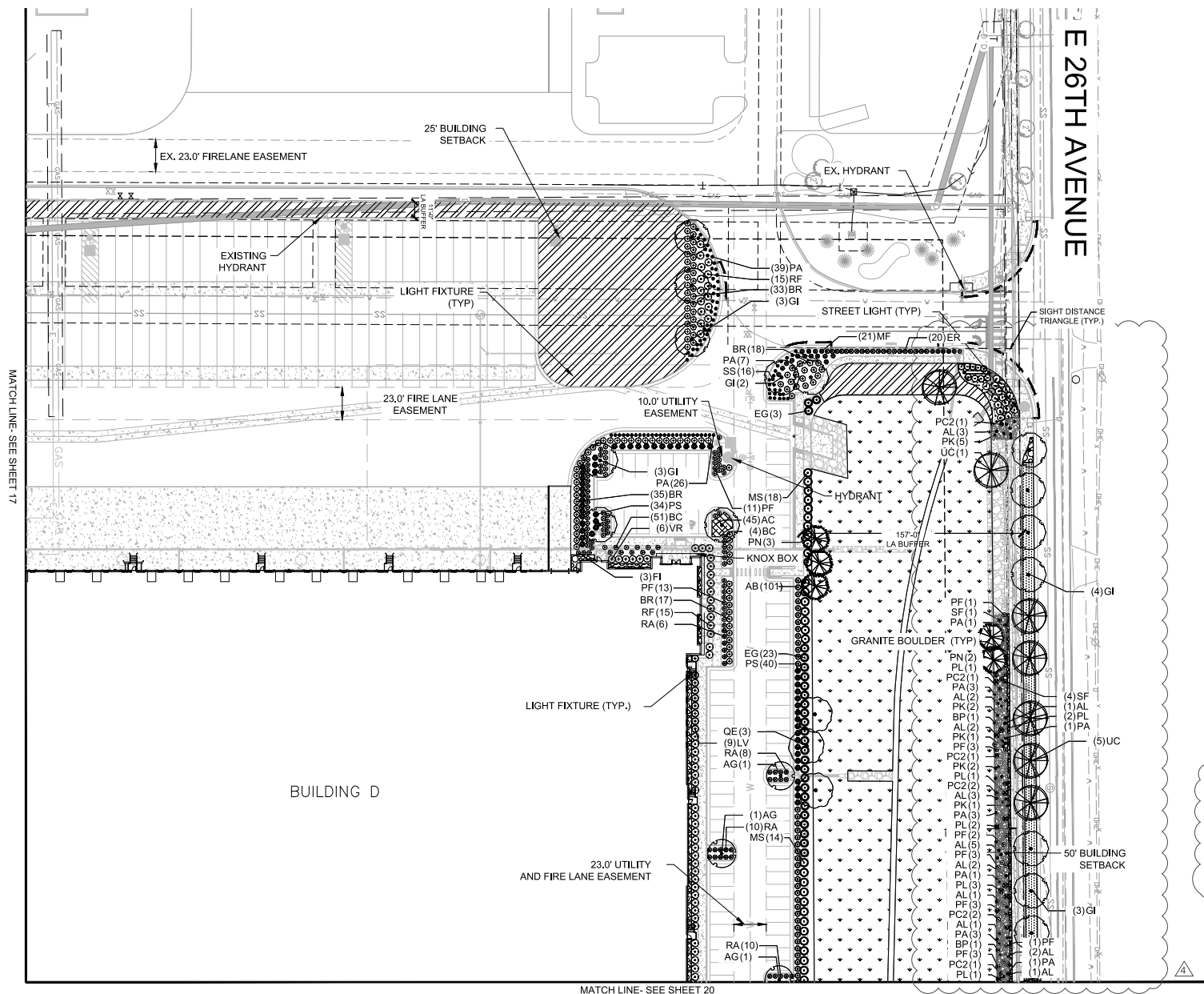
 NOT FOR
CONSTRUCTION

**AURORA COMMERCE CENTER - BUILDING D
SITE PLAN**

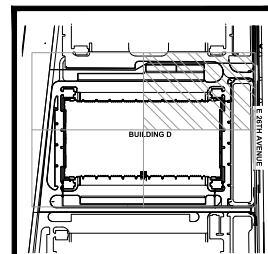
AURORA COMMERCE CENTER - BUILDING SITE PLAN
CITY OF AURORA, STATE OF COLORADO
LANDSCAPE PLAN (1 OF 4)

Kimley
Horn

6	6TH CITY COMMENTS	BKM	10/11/18	RJP
5	5TH CITY COMMENTS	BKM	9/18/18	RJP
4	4TH CITY COMMENTS	BKM	8/14/18	RJP
3	3RD CITY COMMENTS	BKM	5/15/18	RJP
NO.	REVISION	BY	DATE	APPR

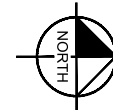
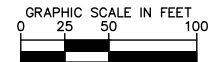
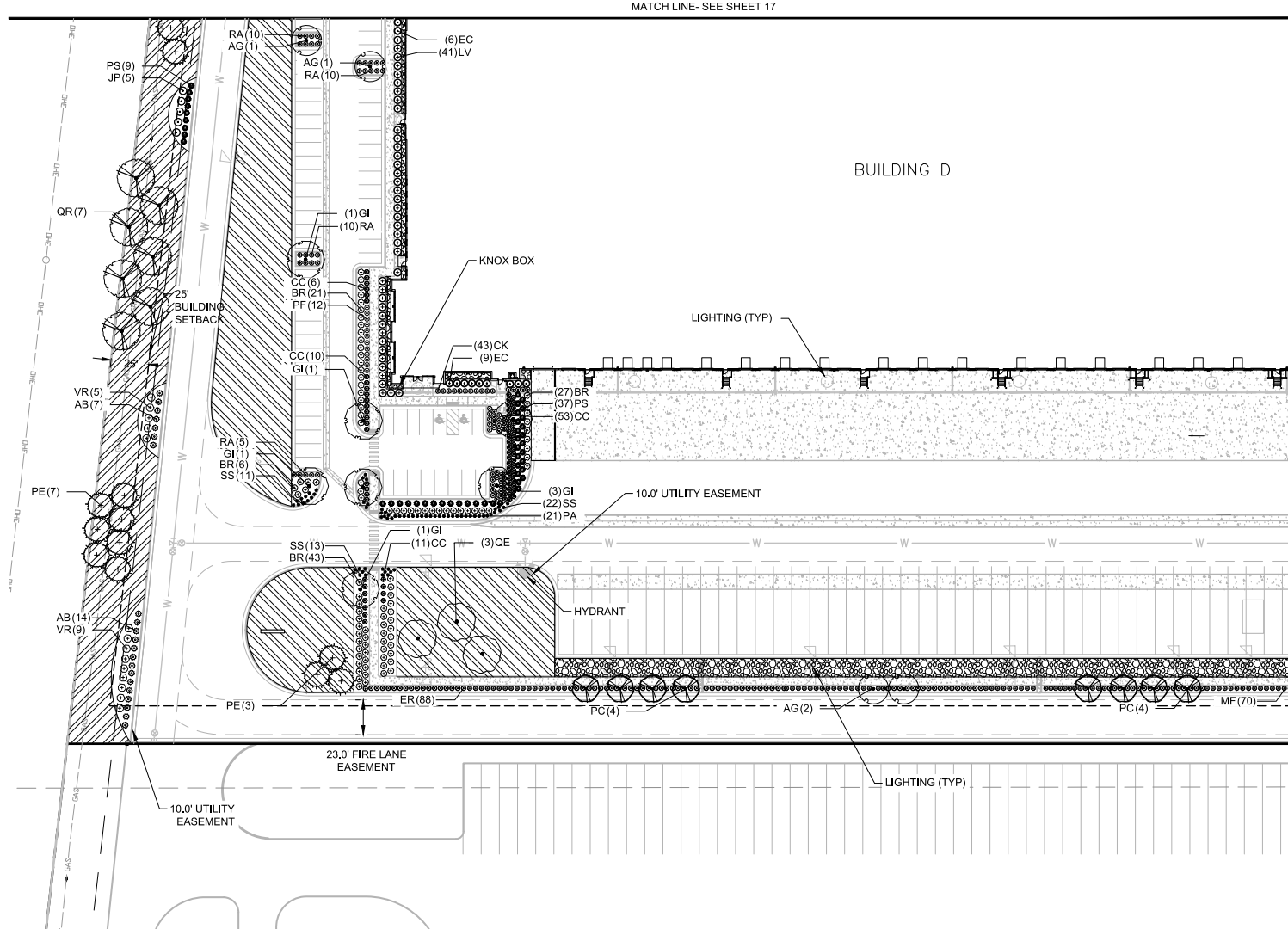


NOTE:
ROCK GARDEN IS TO BE CONSTRUCTED
OF 2'x2' GRAY GRANITE BOULDER, ON
NORTH OF BERM, FROM TOP OF BERM TO
2' BEHIND WALK. PROVIDE SPACE
BETWEEN BOULDERS FOR PLANTINGS.
ROCK GARDEN SLOPE VARIES FROM 2:5
TO 1:1

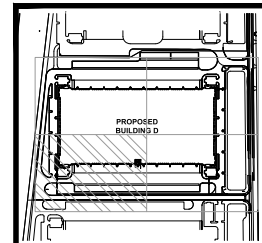


KEYMAP NOT FOR
N.T.S. CONSTRUCTION

K:\DEN_Civil\096583001 ACC BldgD\CADD\SitePlan\096583001 LS.dwg Moorey, Miranda 10/11/2018 5:17 PM



MATCH LINE - SEE SHEET 20



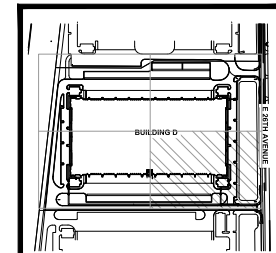
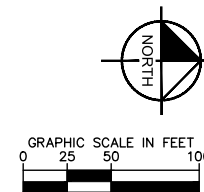
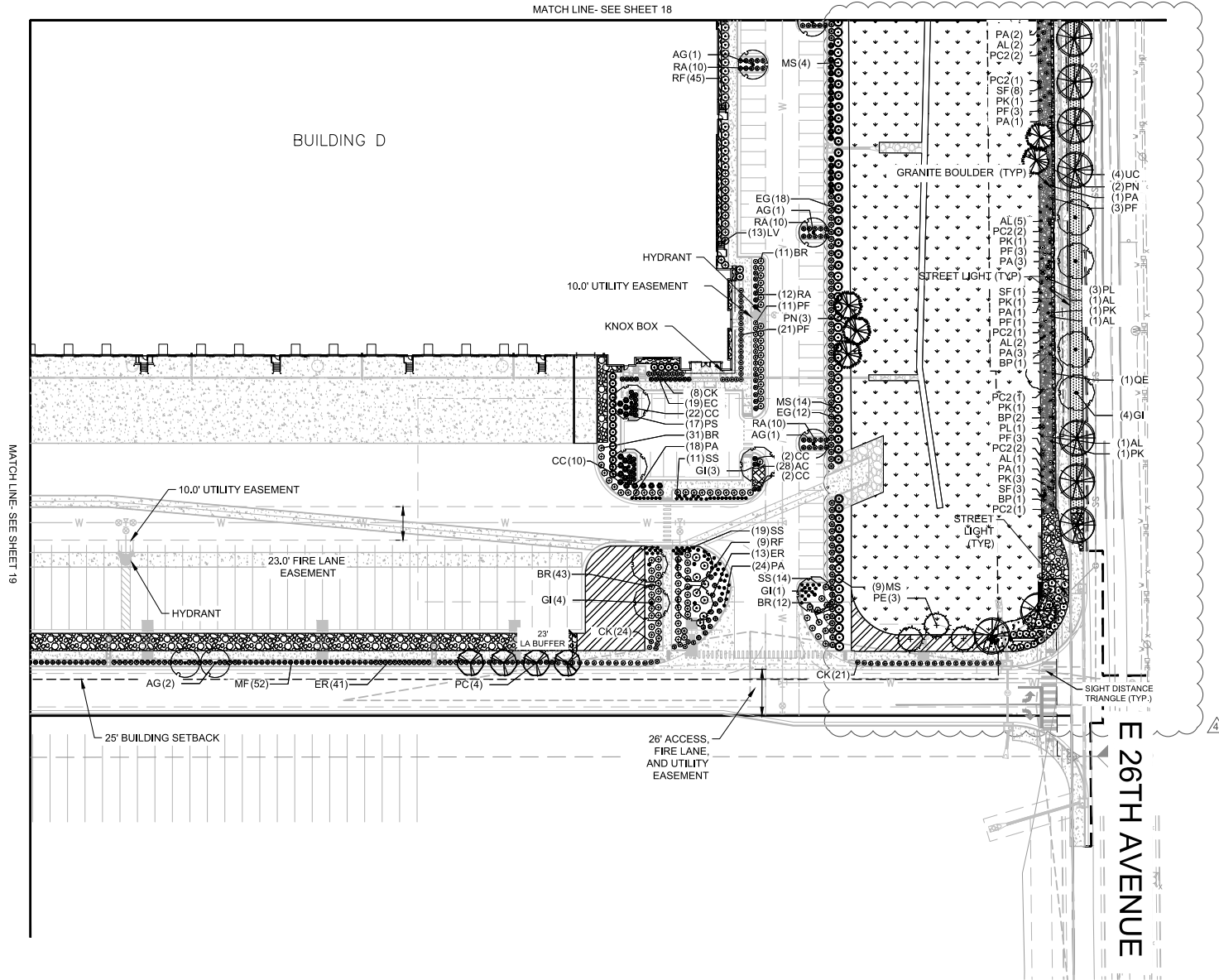
NOT FOR CONSTRUCTION

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO
LANDSCAPE PLAN (3 OF 4)

FILE NO. 0303/2017
PROJECT NO. 096583001
SHEET NO. 34
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

Kimley-Horn
JVB
Joseph V. Bellurcia, AIA

NO.	REVISION	BY	DATE	APPR
6	6TH CITY COMMENTS	BKM	10/11/18	RJP
5	5TH CITY COMMENTS	BKM	9/18/18	RJP
4	4TH CITY COMMENTS	BKM	8/14/18	RJP
3	3RD CITY COMMENTS	BKM	5/15/18	RJP



NOT FOR CONSTRUCTION

FILE NO.		03/03/2017	DESIGNED BY: BKM	DATE:
PROJECT NO.		096583001	DRAWN BY: CTM	DESIGNED BY: BKM
SHEET NO.		35	CHECKED BY: RJP	DRAWN BY: CTM
AURORA COMMERCE CENTER - BUILDING D		LANDSCAPE PLAN (4 OF 4)		
CONTEXTUAL SITE PLAN - MINOR AMENDMENT		CITY OF AURORA, STATE OF COLORADO		
POND LA REVISIONS		NBB	4/9/21	CPH
MINOR CSP AMENDMENT		MVM	11/15/19	RJP
REVISION		BY	DATE	APPR
NO.		1		
4				

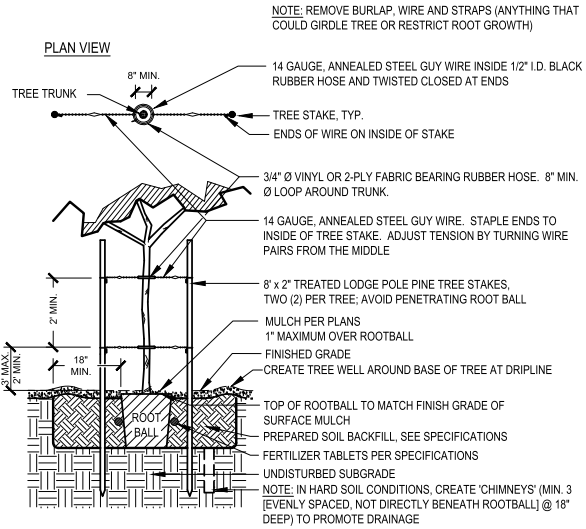
Kimley-Horn

JVB

Horn

Joseph V. Bellurcia, AIA

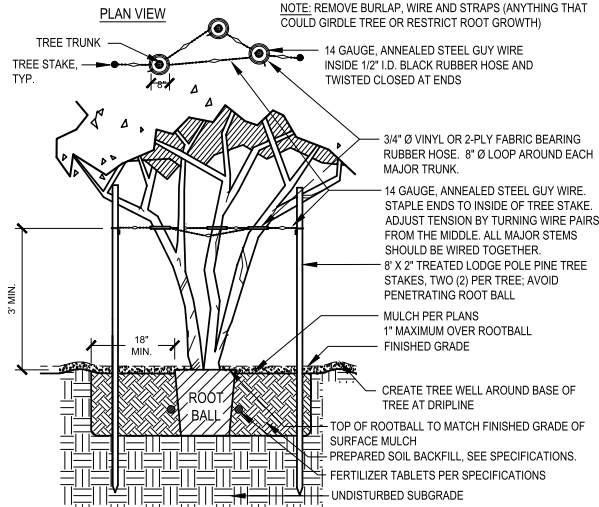
K:\DEN_Civil\096583001 ACC Bldg\CADD\SitePlan\096583001 LS_DETAILS.dwg Mooney, Miranda 10/11/2018 5:18 PM



1 TREE PLANTING AND STAKING

SCALE: N.T.S.

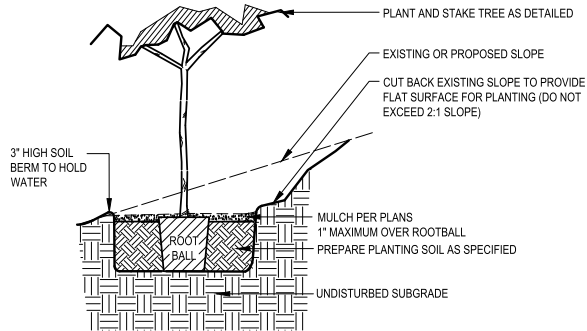
L-101



2 TREE STAKING - MULTI-TRUNK

SCALE: N.T.S.

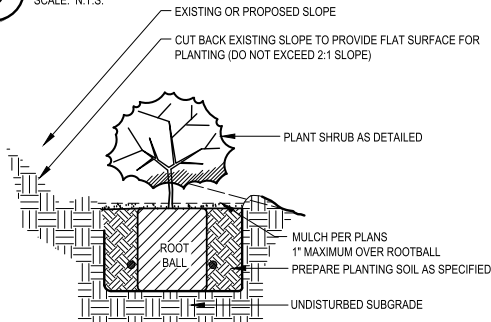
L-102



3 TREE PLANTING ON SLOPE

SCALE: N.T.S.

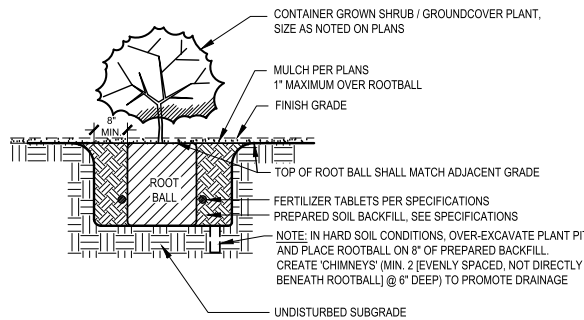
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5 SHRUB / GROUNDCOVER PLANTING ON SLOPE

SCALE: N.T.S.

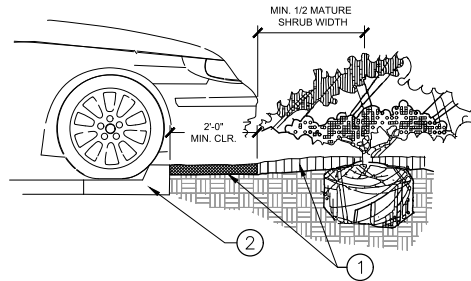
L-106



4 SHRUB / GROUND COVER PLANTING

SCALE: N.T.S.

L-105



1 INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.

2 CURB / PARKING LOT EDGE.

6 PARKING SPACE/ CURB PLANTINGS

SCALE: N.T.S.

NOT FOR
CONSTRUCTION

FILE NO.	PROJECT NO.	SHEET NO.
096583001	096583001	36
DATE:	DESIGNED BY:	CHECKED BY:
03/09/2017	JUP	DWN
AURORA COMMERCE CENTER - BUILDING D		
SITE PLAN		
CITY OF AURORA, STATE OF COLORADO		
LANDSCAPE DETAILS		
Kimley-Horn		
Joseph V. Bellurcia, AIA		
NO.	REVISION	BY
DATE	APPR	

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	PE	20	PINUS EDULIS	PINYON PINE	B & B	
	PN	10	PINUS NIGRA	AUSTRIAN PINE	B & B	
CANOPY TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	AG	14	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2.5" CAL MIN
	GI	39	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	B & B	2.5" CAL MIN
	QE	7	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL MIN
	QR	8	QUERCUS RUBRA	RED OAK	B & B	2.5" CAL MIN
	UC	16	ULMUS X 'FRONTIER'	AMERICAN ELM	B & B	2.5" CAL MIN
ORNAMENTAL TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	PC	12	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	B & B	2.5" CAL MIN
EXISTING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	
		1			6"	
		2			4"	
		3			2"	

NOTE:

1. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS..
2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.

FIRE SAFETY LANDSCAPE NOTES

1. 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 PRESENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
4. FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT

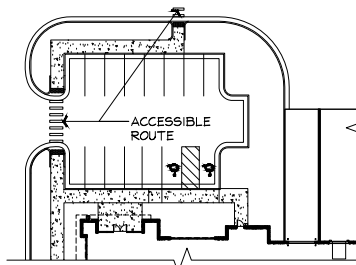
<u>SITE DATA</u>	<u>AREA IN SQ</u>	<u>%</u>
TOTAL SITE AREA	1,472,764 SF	100%
BUILDING COVERAGE	555,843 SF	37.7%
HARD SURFACE AREA	1,180,282 SF	80.1%
LANDSCAPE AREA	292,482 SF	19.9%
MAX % OF COOL SEASON GRASS ALLOWED	486,012 SF	33%
% OF COOL SEASON GRASSES PROVIDED	0 SF	0%
<u>BUILDING PERIMETER LANDSCAPING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
1 T.E. / 40 LF OF BLDG PERIMETER	14 T.E.	17.9 T.E. INCLUDES 179 SHRUBS
NORTH FACING BLDG ELEVATION: 560 LF	14 T.E.	17.7 T.E. INCLUDES 177 SHRUBS
SOUTH FACING BLDG ELEVATION: 560 LF		
<u>PARKING LOT LANDSCAPING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
SCREENING	DOUBLE ROW OF SHRUBS	DOUBLE ROW OF SHRUBS
1 TREE + 6 SHRUBS / ISLAND	1 TREE + 6 SHRUBS / ISLAND	1 TREE + 10 SHRUBS / ISLAND
50% SHRUB COVER	50% SHRUB COVER	50% SHRUB COVER
<u>STREET TREE STANDARDS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
<u>DESCRIPTION</u>		
26TH DRIVE : 775 LF		
1 TREE/ 35 LF	22 TREES	23 TREES
<u>STREET FRONTAGE LANDSCAPING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
<u>DESCRIPTION</u>	<u>BUFFER WIDTH</u>	
26TH DRIVE FRONTAGE: 775 LF	10'	15'
PRIVATE STREET B FRONTAGE: 1072 LF	10'	23'
<u>DESCRIPTION</u>	<u>1 TREE, 10 SHRUBS / 40 LF</u>	
26TH DRIVE FRONTAGE: 775 LF*	20 TREES + 194 SHRUBS	21 TREES + 268 SHRUBS
PRIVATE STREET B FRONTAGE: 1072 LF	27 TREES + 270 SHRUBS	27 TREES + 460 SHRUBS
<u>NON-STREET FRONTAGE LANDSCAPING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
<u>DESCRIPTION</u>	<u>BUFFER WIDTH</u>	
UNION PACIFIC RAILROAD FRONTAGE: 873 LF	10'	30'
<u>DESCRIPTION</u>	<u>1 TREE, 5 SHRUBS / 40 LF</u>	
UNION PACIFIC RAILROAD FRONTAGE: 873 LF	22 TREES + 109 SHRUBS	22 TREES + 115 SHRUBS
<u>DETENTION, RETENTION AND WATER QUALITY PONDS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
<u>DESCRIPTION</u>	<u>1 TREE, 10 SHRUBS / 4,000 SF</u>	
DETENTION POND: 101,297 SF*	25 TREES + 250 SHRUBS	21 TREES + 268 SHRUBS

*REQUIREMENTS OVERLAP TREES AND SHRUBS WILL BE COUNTED TO MEET BOTH REQUIREMENTS

SHORT GRASS MIX BY APPLEWOOD SEED COMPANY OR EQUAL
SEEDING RATE: 6 LBS/ACRE

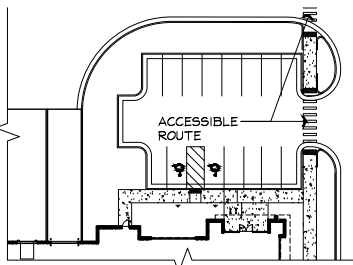
SCIENTIFIC NAME	COMMON NAME
BOUTELOUA GRACILIS	BLUE GRAMA
BOUTELOUA CURTIPENDULA	SIDEGET'S GRAMA
SPOROBOLUS CRYPTANDRUS	SNAM DROPSOED
KOeleria macrantha	PRairie JuneGrass
<u>DETENTION BASIN MIX BY APPLEWOOD SEED COMPANY OR EQUAL</u>	
<u>SEEDING RATE: 15 LBS/ACRE</u>	
SCIENTIFIC NAME	COMMON NAME
ALISMA SUBCORDATUM	SWAMP PLANTAIN
ASCLEPIAS INCARNATA	WATER MILKWEED
BIENS ARISTOSA	TICKSEED SUNFLOWER
MIMULUS RINGENS	ALLEGHENY MONKEYFLOWER
PENTHORUM SEDOIDES	DITCH STONECROP
PERIBOEKIA LACINIATA	CUTLEAF CONEFLOWER
SAGITTARIA LATIFOLIA	COMMON ARROWHEAD
VERBENA HASTATA	BLUE VERVAIN
CAREX VIRGINICA	AWL-FRUITED SEDGE
CAREX VULPINODEA	FOX SEDGE
ELYMUS STIPITATUS	VIRGINIA WILDRYE
ELEOCHARIS SPECIES	SPIKE RUSH
GLYCERIA STRIATA	FOUR MANNNA GRASS
JUNCUS EFFUSUS	SOFT RUSH
JUNCUS TENUIS	PATH RUSH
LEERSIA OXYZOIDES	RICE CUT GRASS
PANICUM VIRGATUM	SWITCHGRASS
SORBUS VALERIS	SOFTSTEM BULRUSH
SPARTINA PECTINATA	PRAIRIE COROGRASS

**NOT FOR
CONSTRUCTION**



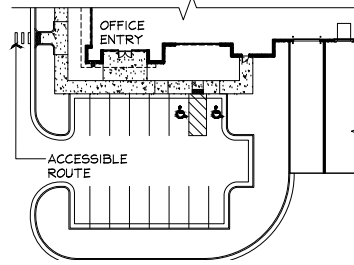
2 ENLARGED PLAN

0 20 40 60 80 FEET
SCALE: 1" = 40'-0"



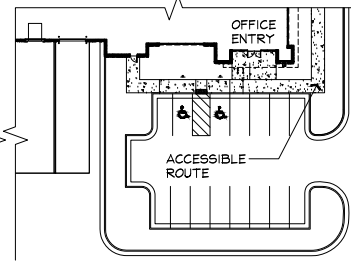
3 ENLARGED PLAN

0 20 40 60 80 FEET
SCALE: 1" = 40'-0"



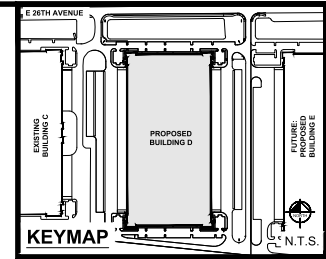
4 ENLARGED PLAN

Diagram illustrating the enlarged plan view of the bridge deck. The scale is 1" = 40'-0". The deck width is 80 feet, divided into four 20-foot lanes. The centerline is marked at 0, 20, 40, 60, and 80 feet.



5 ENLARGED PLAN

0 20 40 60 80 FEET
SCALE: 1" = 40'-0"



	2	2ND REVIEW COMMENTS	NI	6/20/18	
	1	INITIAL REVIEW COMMENTS	NI	4/13/18	
	NO.	REVISION	BY	DATE	APPRO.



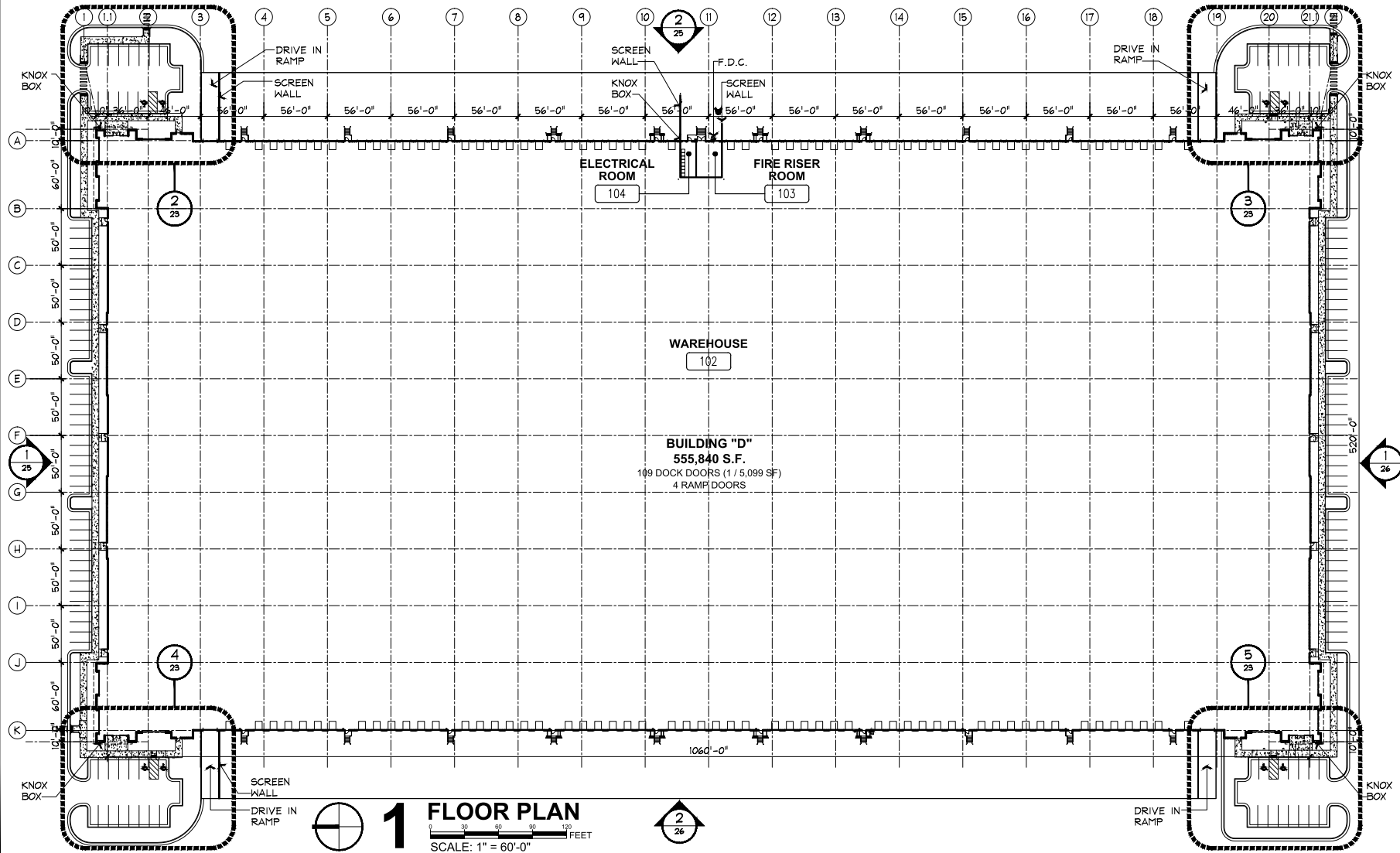
Kimley-Horn
Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
FLOOR PLAN
CITY OF AURORA, STATE OF COLORADO

DESIGNED BY:	NI
DRAWN BY:	
CHECKED BY:	

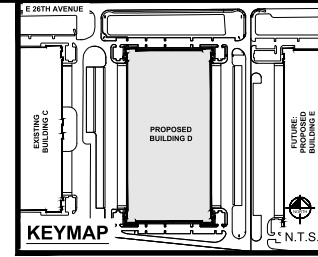
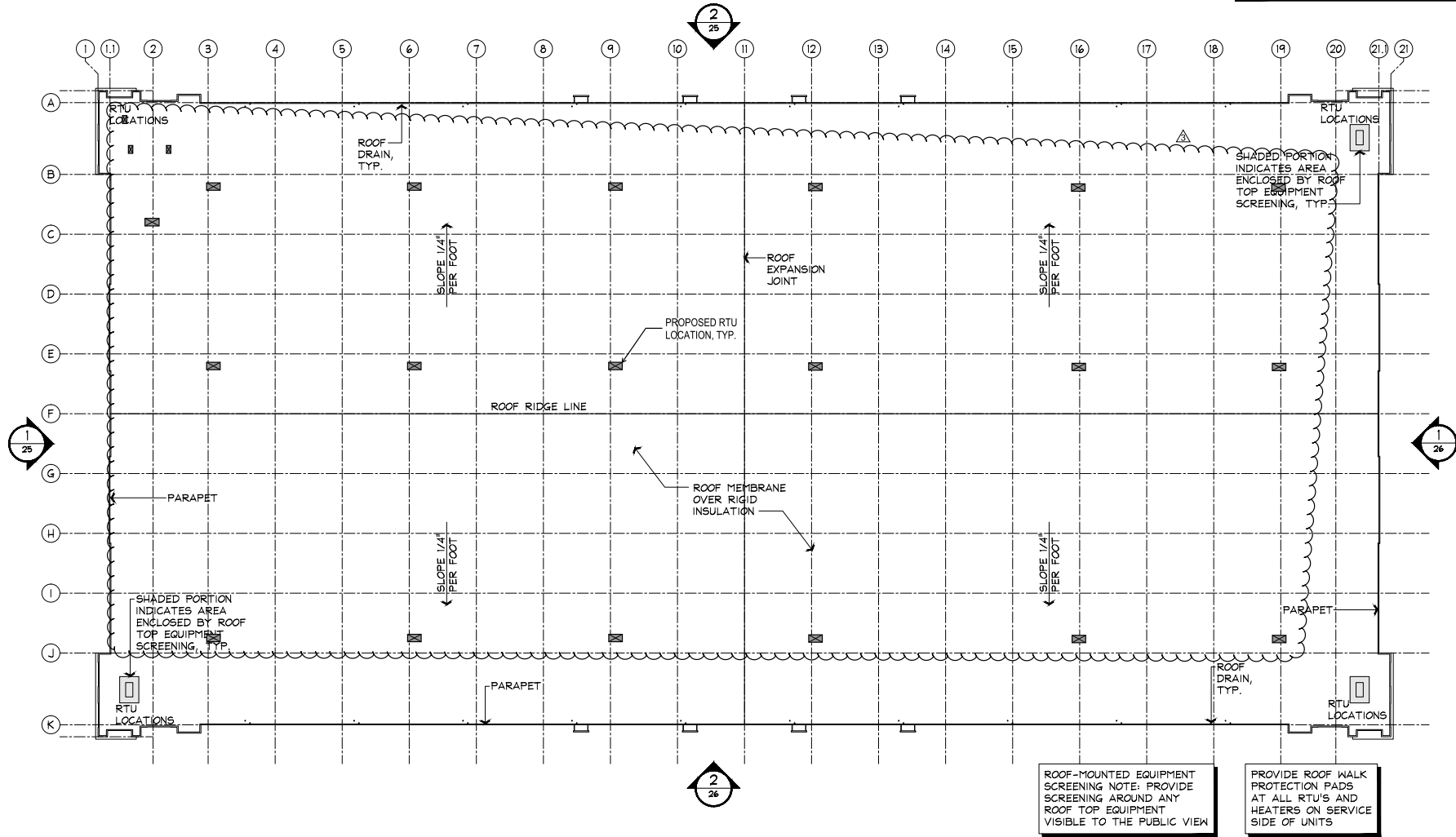
FILE NO.	PROJECT NO.
	096583001
SHEET NO.	

38





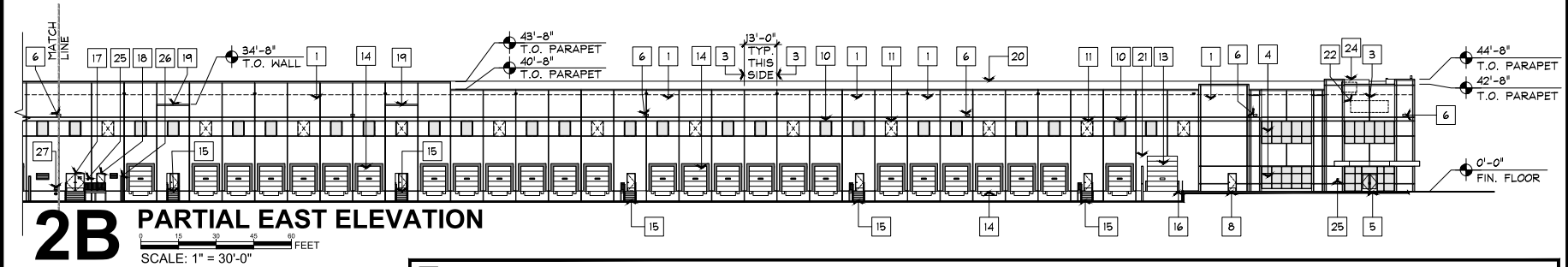
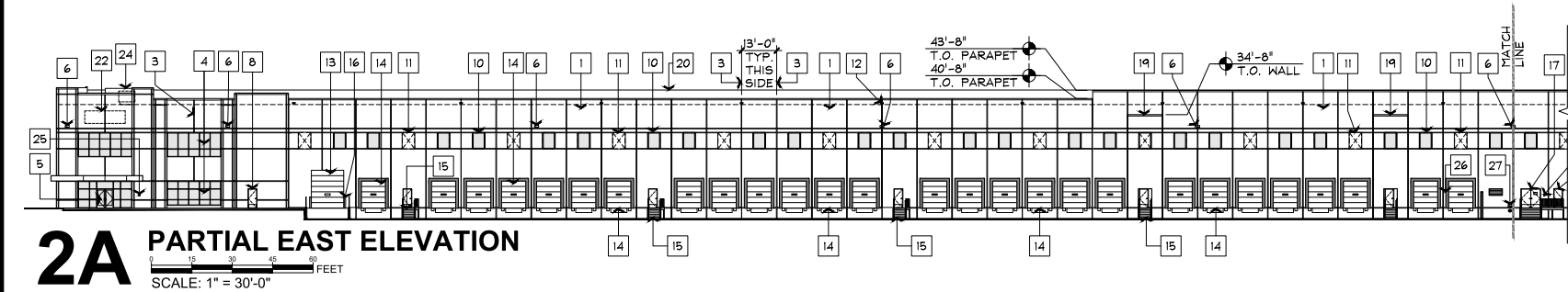
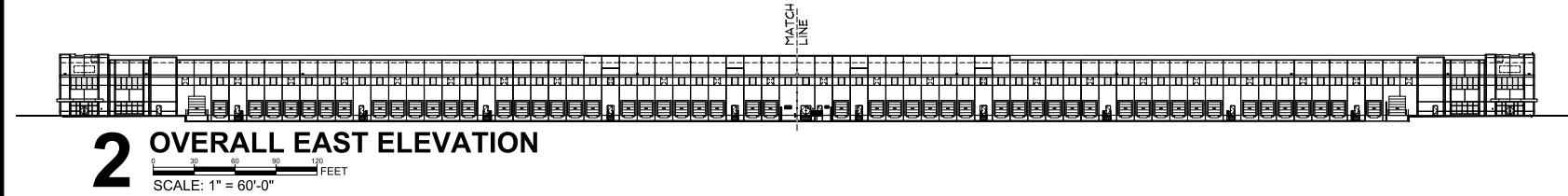
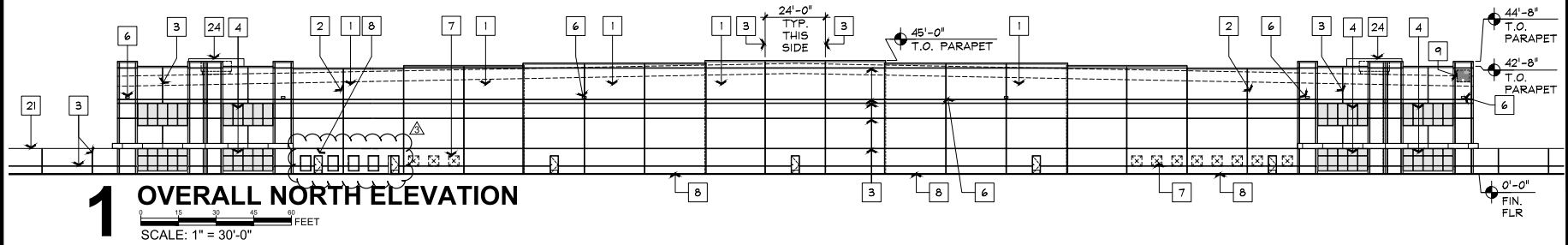
1 ROOF PLAN
SCALE: 1" = 60'-0"



Kimley-Horn JVB Joseph V. Bellucci, AIA		PROPOSED N. ELEV. REV. 12/27/19 3 2 1	INITIAL REVIEW COMMENTS NO. 1 REVISION BY DATE APPR
AURORA COMMERCE CENTER - BUILDING D ROOF PLAN CITY OF AURORA, STATE OF COLORADO		DATE: 09/19/2018 DESIGNED BY: DRAWN BY: NI CHECKED BY:	SHEET NO. 39

ROOF-MOUNTED EQUIPMENT
SCREENING NOTE: PROVIDE
SCREENING AROUND ANY
ROOF TOP EQUIPMENT
VISIBLE TO THE PUBLIC VIEW

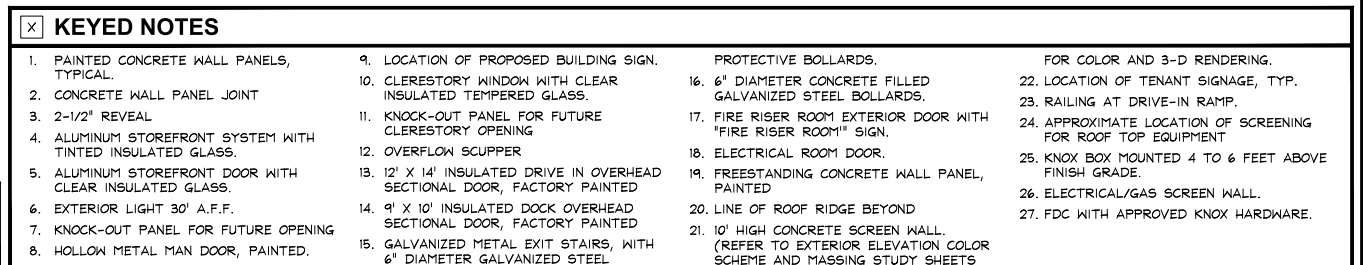
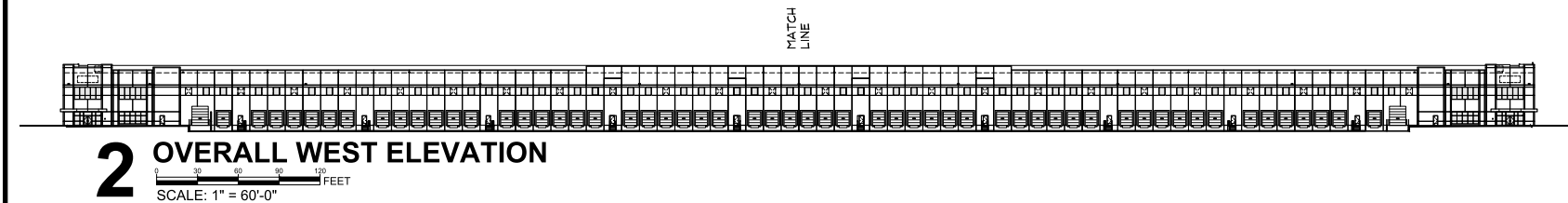
PROVIDE ROOF WALK
PROTECTION PADS
AT ALL RTU'S AND
HEATERS ON SERVICE
SIDE OF UNITS



BUILDING ADDRESSING NOTE:
STREET ADDRESS NUMBER '22300' TO BE PROVIDED ON A MONUMENT SIGN WITH 8' HIGH CHARACTERS. REFER TO SHEET 17.

KEYED NOTES

- | | | | |
|--|---|---|--|
| 1. PAINTED CONCRETE WALL PANELS, TYPICAL. | 9. LOCATION OF PROPOSED BUILDING SIGN, TYPICAL. | PROTECTIVE BOLLARDS. | FOR COLOR AND 3-D RENDERING. |
| 2. CONCRETE WALL PANEL JOINT | 10. CLERESTORY WINDOW WITH CLEAR INSULATED TEMPERED GLASS. | 16. 6" DIAMETER CONCRETE FILLED GALVANIZED STEEL BOLLARDS. | 22. LOCATION OF TENANT SIGNAGE, TYP. |
| 3. 2-1/2" REVEAL | 11. KNOCK-OUT PANEL FOR FUTURE CLERESTORY OPENING | 17. FIRE RISER ROOM EXTERIOR DOOR WITH 'FIRE RISER ROOM' SIGN. | 23. RAILING AT DRIVE-IN RAMP. |
| 4. ALUMINUM STOREFRONT SYSTEM WITH TINTED INSULATED GLASS. | 12. OVERFLOW SCUPPER | 18. ELECTRICAL ROOM DOOR. | 24. APPROXIMATE LOCATION OF SCREENING FOR ROOF TOP EQUIPMENT |
| 5. ALUMINUM STOREFRONT DOOR WITH CLEAR INSULATED GLASS. | 13. 12' X 14' INSULATED DRIVE IN OVERHEAD SECTIONAL DOOR, FACTORY PAINTED | 19. FREESTANDING CONCRETE WALL PANEL, PAINTED | 25. KNOX BOX MOUNTED 4 TO 6 FEET ABOVE FINISH GRADE. |
| 6. EXTERIOR LIGHT 30' A.F.F. | 14. 9' X 10' INSULATED DOCK OVERHEAD SECTIONAL DOOR, FACTORY PAINTED | 20. LINE OF ROOF RIDGE BEYOND | 26. ELECTRICAL/GAS SCREEN WALL. |
| 7. KNOCK-OUT PANEL FOR FUTURE OPENING | 15. GALVANIZED METAL EXIT STAIRS, WITH 6" DIAMETER GALVANIZED STEEL | 21. 10' HIGH CONCRETE SCREEN WALL. (REFER TO EXTERIOR ELEVATION COLOR SCHEME AND MASSING STUDY SHEETS | 27. FDC WITH APPROVED KNOX HARDWARE. |
| 8. HOLLOW METAL MAN DOOR, PAINTED. | | | |

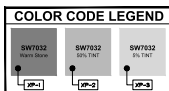


BUILDING ADDRESSING NOTE:
STREET ADDRESS NUMBER "22300" TO BE
PROVIDED ON A MONUMENT SIGN WITH 8'
HIGH CHARACTERS. REFER TO SHEET 17.

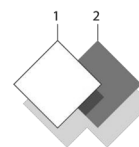
End View

Double Sided

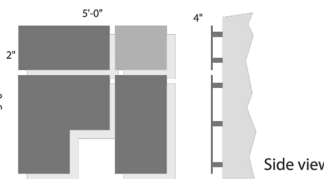
Main Entry Sign 72 x 96 Qty 2



Building Entrance Sign 72 x 60 Qty 2

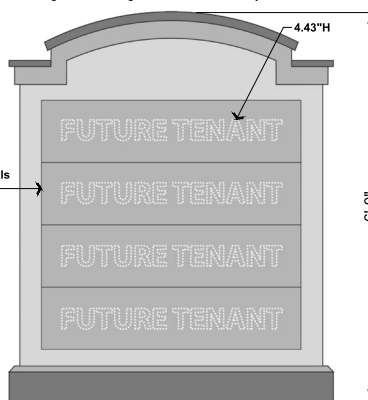
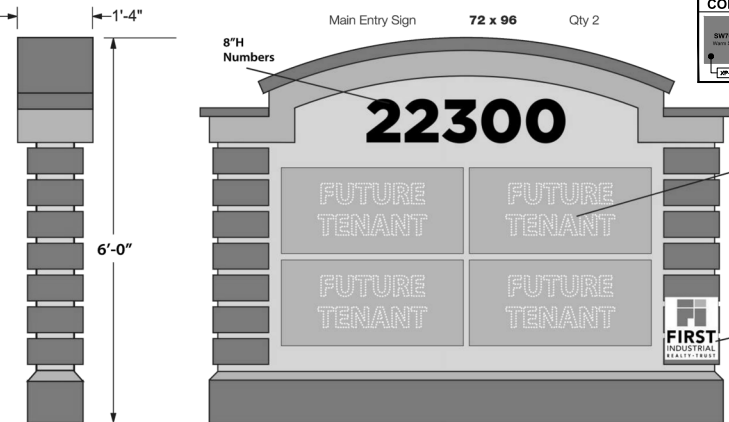


Color scheme



Side view

Custom Formed Plastic logo mounted with 4" standoffs



1 MONUMENT SIGN

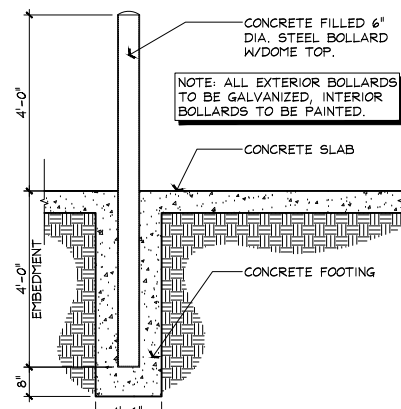
SCALE: N.T.S.

2 DIRECTIONAL SIGN

SCALE: N.T.S.

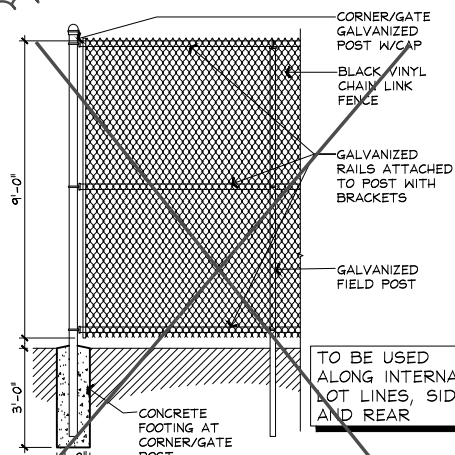
3 FI SIGN

SCALE: N.T.S.



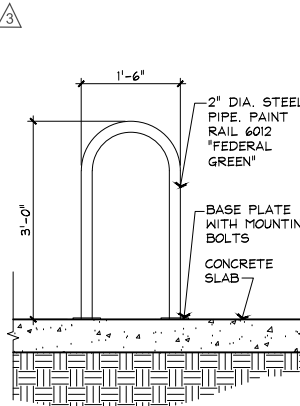
4 TYP. BOLLARD DETAIL

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



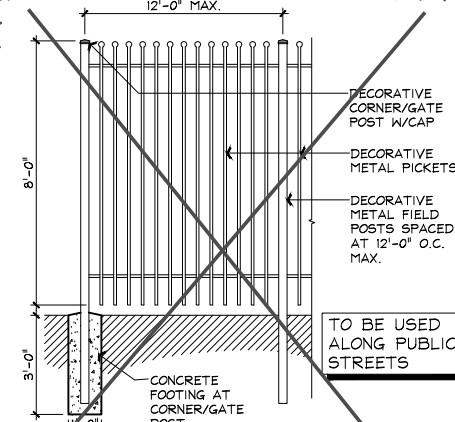
5 CHAIN LINK FENCE

REPLACED BY DETAIL 1 ON SHEET 52



6 TYP. BIKE RACK

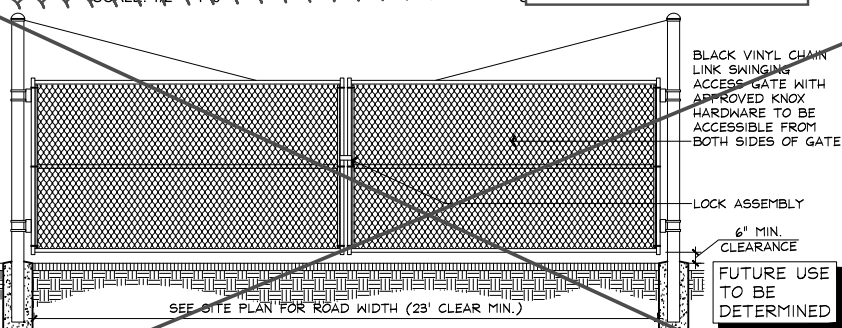
SCALE: 3/4" = 1'-0"



7 DECORATIVE METAL FENCE

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

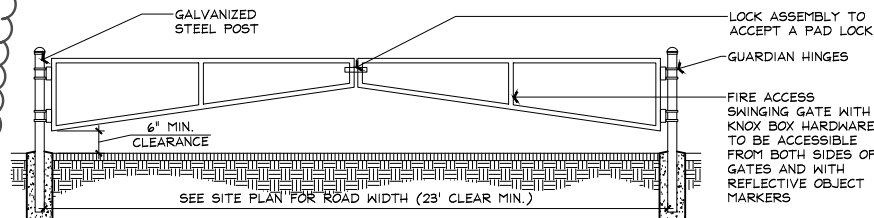
REPLACED BY DETAIL 6 ON SHEET 52



8 ACCESS GATE - CHAIN LINK

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

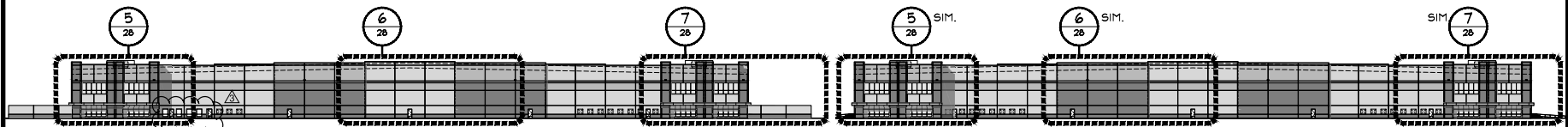
REPLACED BY DETAIL 2 ON SHEET 52



9 FIRE ACCESS GATE

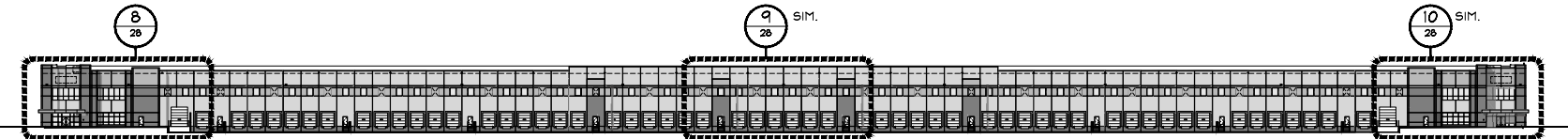
SCALE: 1/4" = 1'-0"

Dwg Name: 16136 ACC CityMtg - Elevations.dwg [28] - Plotted on Jun 13, 2018 - 5:01PM, by jvb-ws-8

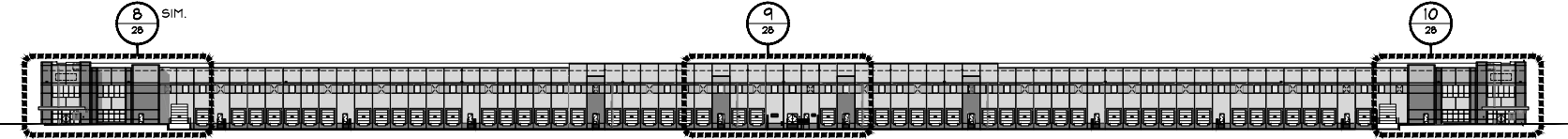


1 OVERALL NORTH ELEVATION
SCALE: 1" = 60'-0"

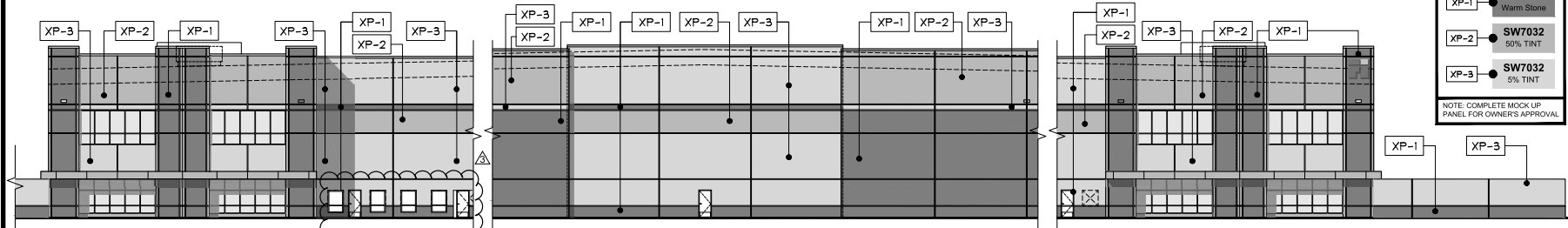
2 OVERALL SOUTH ELEVATION
SCALE: 1" = 60'-0"



3 OVERALL WEST ELEVATION
SCALE: 1" = 60'-0"



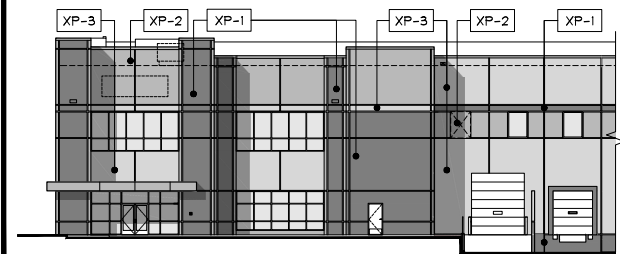
4 OVERALL EAST ELEVATION
SCALE: 1" = 60'-0"



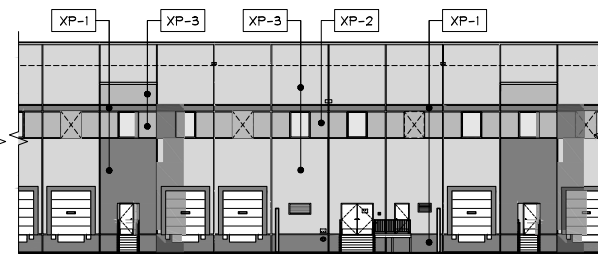
5 PARTIAL NORTH ELEVATION
SCALE: 1" = 20'-0"

6 PARTIAL NORTH ELEVATION
SCALE: 1" = 20'-0"

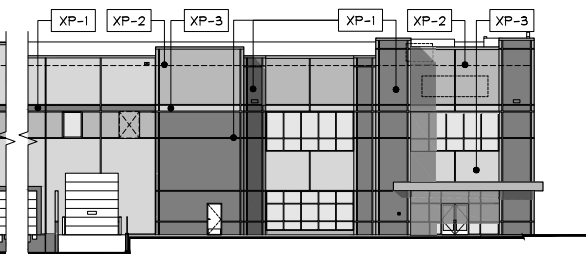
7 PARTIAL NORTH ELEVATION
SCALE: 1" = 20'-0"



8 PARTIAL WEST ELEVATION
SCALE: 1" = 20'-0"



9 PARTIAL EAST ELEVATION
SCALE: 1" = 20'-0"



10 PARTIAL EAST ELEVATION
SCALE: 1" = 20'-0"

PROPOSED N. ELEV. REV.	WM	12/2/19
3	WM	12/2/19
2ND REVIEW COMMENTS	NI	4/13/18
2	NI	4/13/18
1 INITIAL REVIEW COMMENTS	NI	4/13/18
1	NI	4/13/18
NO.	REVISION	BY
		DATE
		APPR

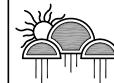
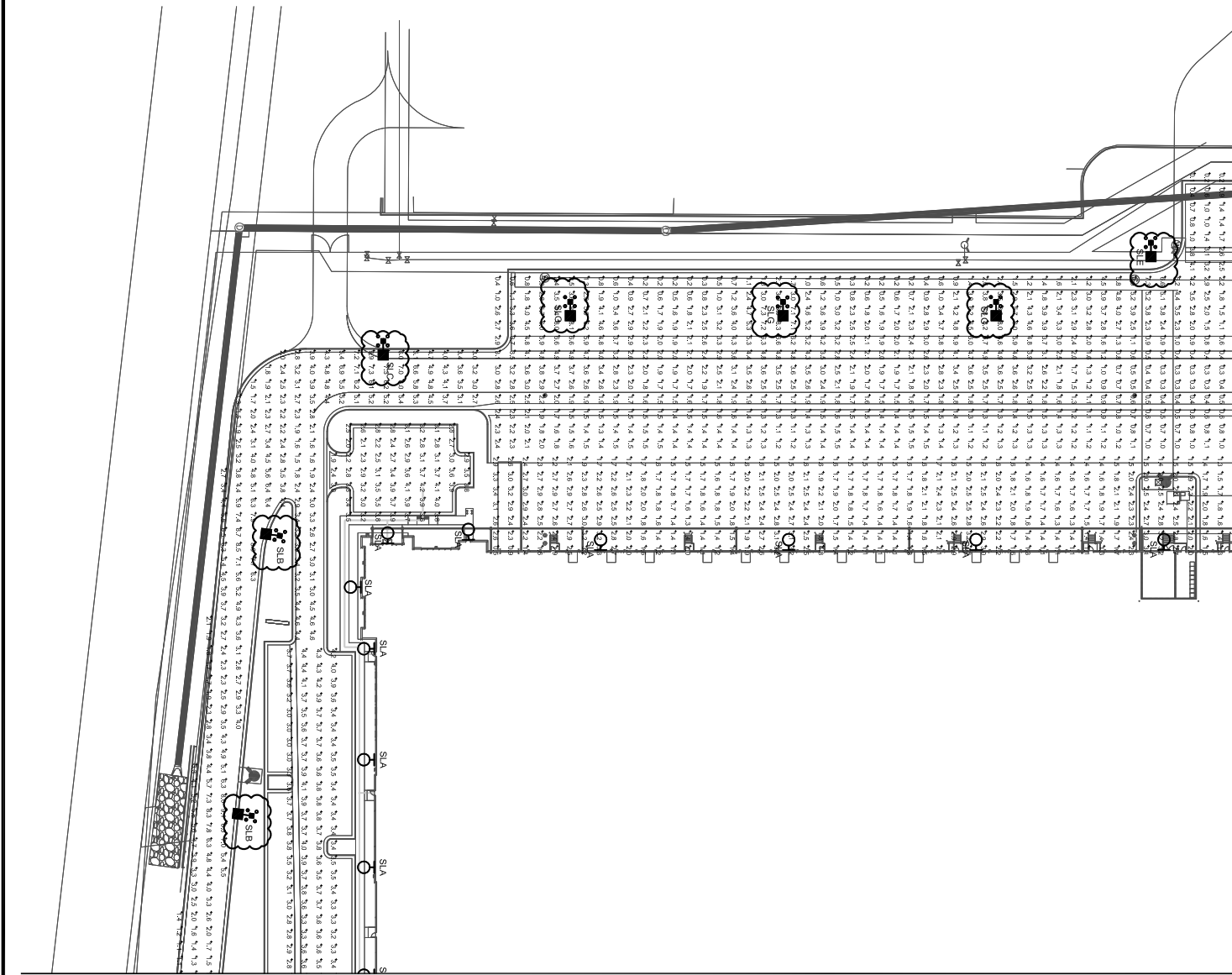
Kimley-Horn
JVB
Joseph V.
Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
EXTERIOR ELEVATIONS COLOR SCHEME
CITY OF AURORA, STATE OF COLORADO

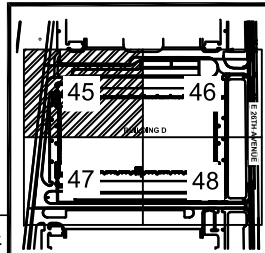
DATE:	09/19/2018
DESIGNED BY:	NI
DRAWN BY:	NI
CHECKED BY:	
FILE NO.	
PROJECT NO.	096583001
SHEET NO.	43



SHEET NO. 44		FILE NO.	DATE: 03/19/2018	AURORA COMMERCE CENTER - BUILDING D MASSING STUDY, SCREEN WALL RENDERING CITY OF AURORA, STATE OF COLORADO		Kimley-Horn 				BALANCE E 10'	
PROJECT NO. 095583001		DESIGNED BY:		3 PROPOSED N. ELEV. REV. WM 12/2/19		2		3		12/2/19	
DRAWN BY: CHUCKER P.				2 2ND REVIEW COMMENTS NI 5/29/18		2		2		5/29/18	
				1 INITIAL REVIEW COMMENTS NI 4/13/18		1		1		4/13/18	

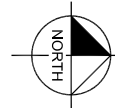


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Phoenix, Arizona 85085-2864
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(602) 285-4450 - fax
JOB # 19-301



KEYMAP

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CONSTRUCTION**



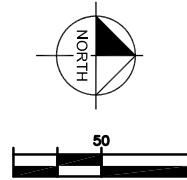
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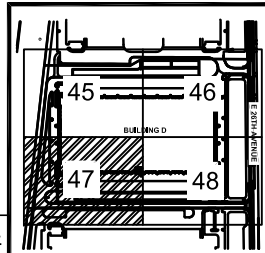
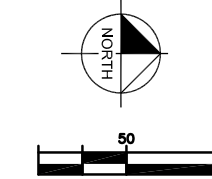
SHEET NO.	FILE NO.	DATE: 03/03/2017
	PROJECT NO. 096583001	DESIGNED BY: BKM DRAWN BY: CTM CHECKED BY: RJP

**AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT**
CITY OF AURORA, STATE OF COLORADO



A 10x10 grid with a 2x2 block of shaded cells in the bottom-left corner.





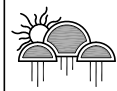
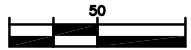
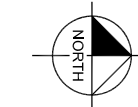
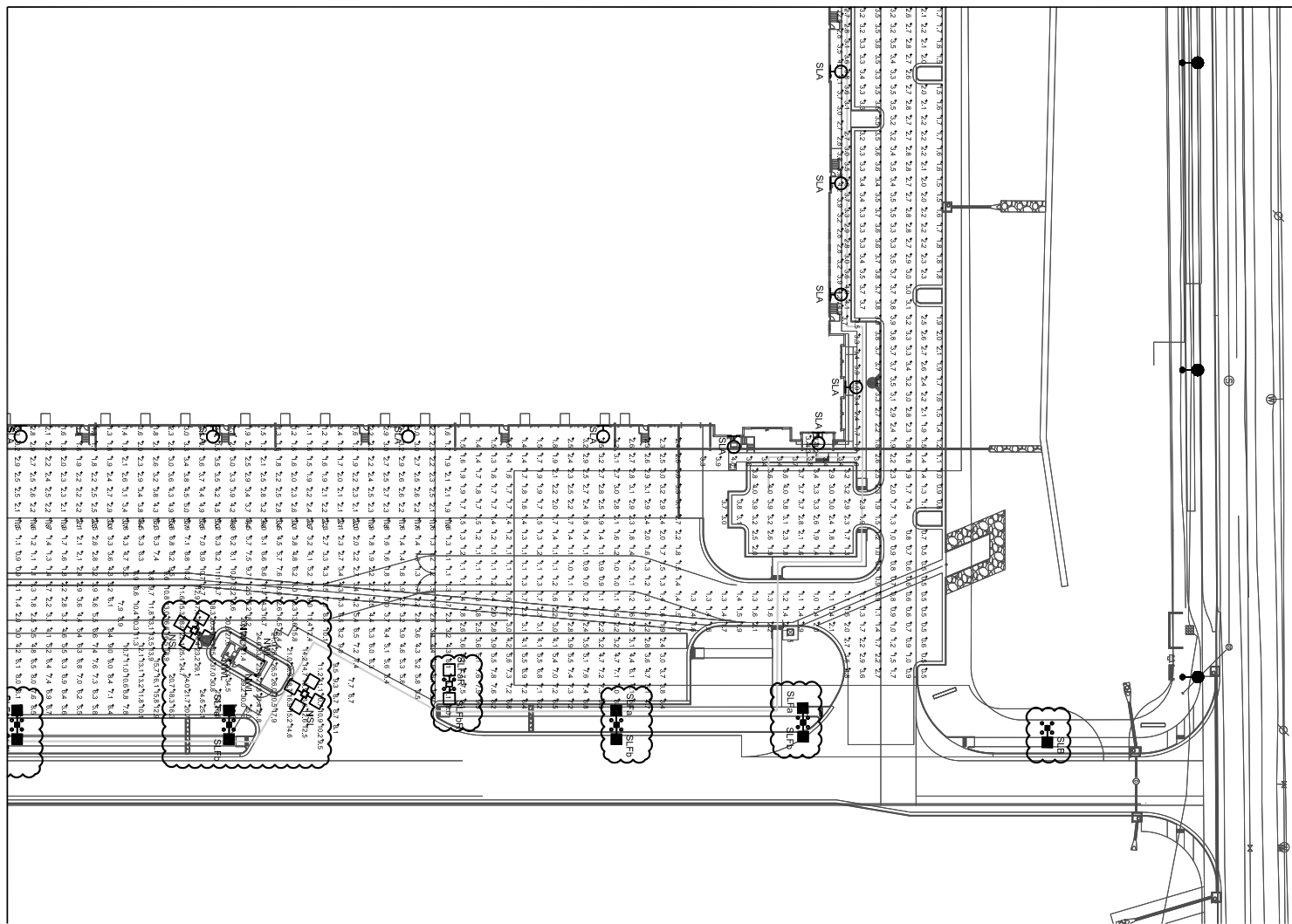
KEYMAP  **NOT FOR
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(602) 285-1664
(602) 285-4450 - fax
JOB # 19-301

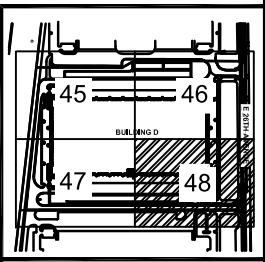
SHEET NO.	FILE NO.	DATE: 03/03/2017
	PROJECT NO. 096583001	DESIGNED BY: BKM DRAWN BY: CTM CHECKED BY: RJP

47

Kimley-Horn
AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO



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 JKB # 14-001



KEYMAP
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AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
 CITY OF AURORA, STATE OF COLORADO












DATE: 09/03/2017
 DESIGNED BY: BKM
 DRAWN BY: CTM
 CHECKED BY: RJP

FILE NO.
 PROJECT NO. 096563001
 SHEET NO.

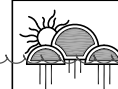
48

**Kimley
 Horn**

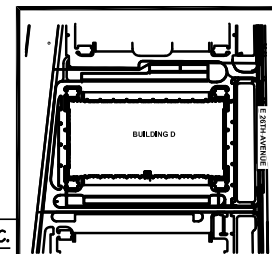
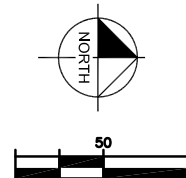
3

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	SLA	38	DSX2 LED P3 40K TFTM MVOLT	EXISTING WALL PACK AT 30' AFG	LED	SLA- DSX2_LED_P3 _40K_TFTM_M _VOLT.ies	Absolute	0,85	217
	SLB	7	DSX2 LED P8 40K T2M MVOLT	EXISTING POLE LIGHT AT 25' AFG	LED	SLB_DSX2_LE D_P8_40K_T2 M_MVOLT.ies	Absolute	0,85	431
	SLC	4	DSX2 LED P8 40K T3M MVOLT	EXISTING POLE LIGHT AT 25' AFG	LED	SLC_DSX2_LE D_P8_40K_T3 M_MVOLT.ies	Absolute	0,85	431
	SLE	4	DSX2 LED P8 40K T4M MVOLT HS	EXISTING POLE LIGHT AT 25' AFG	LED	SLE_DSX2_LE D_P8_40K_T4 M_MVOLT_HS .ies	Absolute	0,85	431
	SLFa	7	DSX2 LED P8 40K TFTM MVOLT	EXISTING POLE LIGHT AT 25' AFG	LED	SLF1_DSX2_L ED_P8_40K_T FTM_MVOLT.J es	Absolute	0,85	431
	SLFb	7	DSX2 LED P8 40K T2M MVOLT	EXISTING POLE LIGHT AT 25' AFG	LED	SLF2_DSX2_L ED_P8_40K_T 2M_MVOLT.Je s	Absolute	0,85	431
	SLG	3	DSX2 LED P8 40K T4M MVOLT	EXISTING POLE LIGHT AT 25' AFG	LED	SLG_DSX2_LE D_P8_40K_T4 M_MVOLT.ies	Absolute	0,85	431
	SLFaR	1	DSX2 LED P8 40K TFTM MVOLT	RELOCATED POLE LIGHT AT 25' AFG	LED	SLF1_DSX2_L ED_P8_40K_T FTM_MVOLT.J es	Absolute	0,85	431
	SLFbR	1	DSX2 LED P8 40K T2M MVOLT	RELOCATED POLE LIGHT AT 25' AFG	LED	SLF2_DSX2_L ED_P8_40K_T 2M_MVOLT.Je s	Absolute	0,85	431
	NSL	2	DSX2 LED P8 40K TFTM 480 LITHONIA PER DLL480F 1.5 CUL JU WITH PHOTOCELL	NEW POLE LIGHT AT 25' AFG	LED	SLF1_DSX2_L ED_P8_40K_T FTM_MVOLT.J es	Absolute	0,85	1724
	NWL	4	WST LED P3 40K VF 120 PE LITHONIA WITH PHOTOCELL	NEW WALL LIGHT COORDINATE WITH GUARD HOUSE MANUFACTURER	LED	WST_LED_P3 _40K_VF_MV OLT.ies	Absolute	0,85	50

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DOCK DOORS-60' OUT (1,5FC)	+	2,0 fc	3,4 fc	0,5 fc	6,8:1	4,0:1
DOCK DOORS-60' OUT (1,5FC)	+	2,2 fc	5,7 fc	0,4 fc	14,3:1	5,5:1
DRIVE (1,0FC)	+	2,2 fc	8,3 fc	0,3 fc	27,7:1	7,3:1
DRIVE (1,0FC)	+	3,8 fc	9,9 fc	0,2 fc	49,5:1	19,6:1
GUARD HOUSE-70' OUT (10FC)	+	17,5 fc	39,2 fc	6,7 fc	5,8:1	2,6:1
MAIN ENTRY-10' OUT (10FC)	+	3,8 fc	4,3 fc	3,4 fc	1,3:1	1,1:1
PARKING (1,5FC)	+	3,2 fc	4,2 fc	1,9 fc	2,2:1	1,7:1
PARKING (1,5FC)	+	2,9 fc	9,8 fc	0,5 fc	19,6:1	5,8:1
PARKING (1,5FC)	+	3,3 fc	4,4 fc	1,6 fc	2,8:1	2,1:1
TRUCK COURT (0,5FC)	+	3,7 fc	27,5 fc	0,6 fc	45,8:1	6,2:1
TRUCK COURT (0,5FC)	+	1,7 fc	8,9 fc	0,1 fc	89,0:1	17,0:1
WALKWAY (3,0FC)	+	3,4 fc	4,6 fc	1,7 fc	2,7:1	2,0:1



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 328 # 14-301



KEYMAP

**NOT FOR
CONSTRUCTION**

SHEET NO.		49		FILE NO.		DATE: 03/03/2017		AURORA COMMERCE CENTER - BUILDING D CONTEXTUAL SITE PLAN - MINOR AMENDMENT		CITY OF AURORA, STATE OF COLORADO		Kimley Horn					
PROJECT NO.		096553001		DESIGNED BY: BK/M		DRAWN BY: CTM		CHECKED BY: RJP									

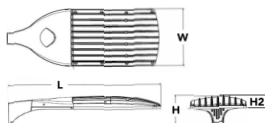


D-Series Size 2 LED Area Luminaire



Specifications

EPA: 1.1 ft²
(0.10 m²)
Length: 40"
(1016 mm)
Width: 15"
(381 mm)
Height 1: 7-1/4"
(184 mm)
Height 2: 3.5"
(89 mm)
Weight: 36lbs



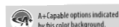
Catalog Number
Notes
Type

Use the full key on Project over the page to view all interactive documents.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.



Ordering Information

EXAMPLE: DSX2 LEC P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

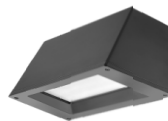
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 P8 Rotated optics ¹ P10 P13 P11 P14 P12	30K 3000K 40K 4000K 50K 5000K	T15 Type I Short T25 Type II Short T24 Type II Medium T35 Type III Short T34 Type III Medium T3M Type IV Medium TFTM Forward Throw Medium	T3V5 Type V Very Short T3S Type V Short T3M Type V Medium T3W Type V Wide BLC Backlight control ¹ LCCD Left corner cutoff ¹ RCCD Right corner cutoff ¹	MVOLT ¹ SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ¹ RPU MBA Round pole universal mounting adaptor ¹ Shipped separately KMAU DDBXD U Mount arm mounting bracket adaptor (specify finish) ¹

Control options	Other options	Finish ¹ required
Shipped installed NLTAIR2 All light generation 2 enabled ¹ PIRHN Bi-level motion/ambient setting 15-30° mounting height, ambient sensor enabling 5K FAO Field Adjustable Output ¹ PIR7 NEAR twin lock receptacle on 2 no controls ¹ PIR5 Five-wire receptacle only (no controls) ¹ PIR7 Seven-wire receptacle only (no controls) ¹ DMG 0-10V dimming extend out back of housing for external control (no controls) ¹ DS Dual switching ¹	PIRHN Bi-level motion/ambient setting 15-30° mounting height, ambient sensor enabling 5K FAO Field Adjustable Output ¹ H5 House-side shield ¹ S Single line (120, 277, 347V) ¹ 2F Double line (208, 240, 480V) ¹ L90 Left rotated optics ¹ R90 Right rotated optics ¹ Shipped separately BS Bird glare ¹ EGS External glare shield ¹	DDXD Dark bronze BLXD Black DAXD Natural aluminum DWDW White DDXD Dark bronze DLBD Teakwood black DAXD Teakwood aluminum DWDW Teakwood white



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DSX2 LED
Rev. 09/12/19
Page 1 of 8



WST LED Architectural Wall Sconce



Catalog Number
Notes
Type

Use the full key on Project over the page to view all interactive documents.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL* controls marked by a shaded background. DTL equipped luminaires meet the A+ specification for luminaire to photocopy interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to ROAM: [Link to DTL DTL](#)

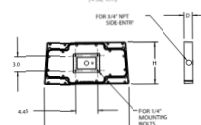
Specifications

Height: 8-1/2"
(215.9 mm)
Width: 17"
(431.8 mm)
Depth: 10-3/16"
(259 mm)
Weight: 20 lbs
(9.1 kg)



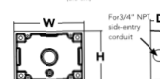
Optional Back Box (PBBW)

Height: 8.49"
(215.6 mm)
Width: 17.01"
(432.1 mm)
Depth: 1.70"
(43.0 mm)



Optional Back Box (B3W)

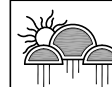
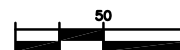
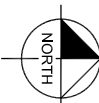
Height: 4"
(102 mm)
Width: 5-1/2"
(140 mm)
Depth: 1-1/2"
(38 mm)



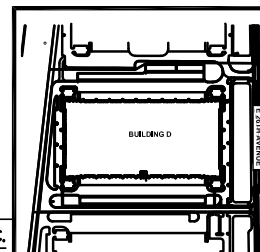
COMMERCIAL OUTDOOR

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WST LED
Rev. 09/04/19



Kraemer Consulting Engineers, PLLC.
Mechanical and Electrical Engineers
2050 West Whispering Wind Dr., Suite 150
Phoenix, Arizona 85085-2864
(602) 288-4450
(602) 288-4450 - Fax
JCB # 14-301



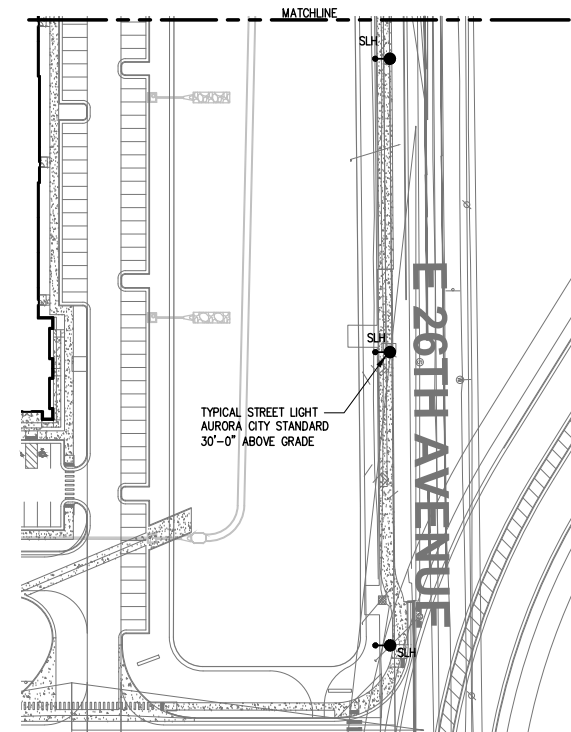
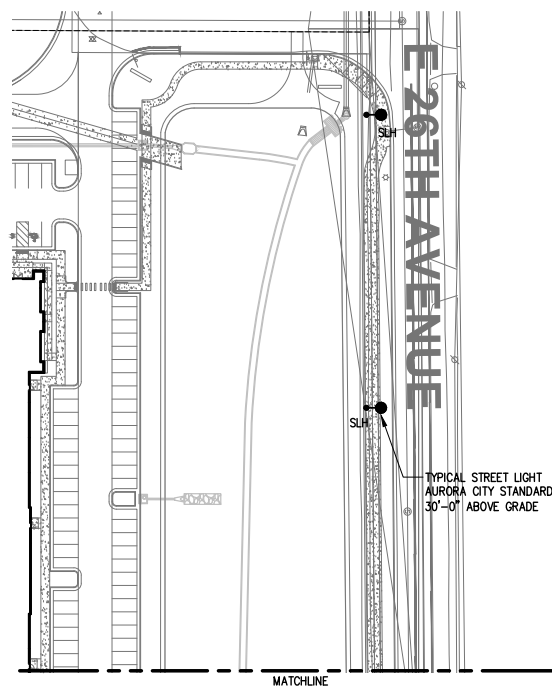
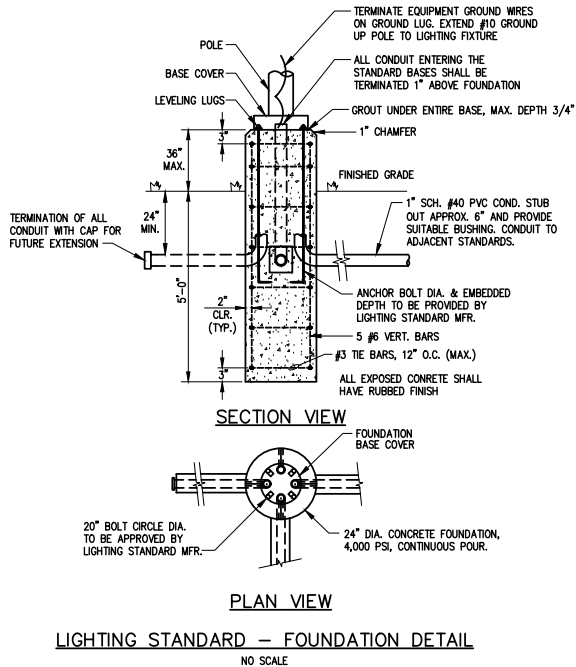
KEYMAP

NOT FOR
CONSTRUCTION

DATE: 09/03/2017	DESIGNED BY: BKM	CTM
DRAWN BY: BKM	CHECKED BY: RJP	
FILE NO.	PROJECT NO. 096563001	SHEET NO. 50

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO

Kimley
Horn



PARTIAL SITE PLAN – STREET LIGHTING

SCALE: 1"=60'-0"



ELECTRICAL SYMBOL LIST

● EXTERIOR POLE MOUNTED LIGHTING STANDARD – SINGLE HEAD

SITE LIGHTING FIXTURE SCHEDULE

				LAMPS				
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	NO.	TYPE	VOLTS	MOUNTING	REMARKS
SLH	SINGLE COBRA HEAD TYPE POLE MOUNTED LED ROADWAY LIGHT WITH TYPE 3 OPTICS	PHILIPS-LUMEC	RFM-108W48LED3K-C2-R3M-UNV-RCDY-GY3	-	LED (108 WATTS)	120	POLE MOUNTING 30'-0" AB. GRADE	NOTES 1, 2, 3

NOTES:

1. POLE TO BE MOUNTED ON A CONCRETE BASE EXTENDING 4" ABOVE FINISHED GRADE
2. SPECIFIED FIXTURE IS PER CITY OF AURORA STANDARDS
3. FIXTURE TO BE MOUNTED ON A 4' TAPERED SINGLE TUBE UNSWEPT ARM WITH 2" PIPE SIZE AND ROUND GALVANIZED STEEL POLE

PANEL			A		100A M.C.B.				1Ø 3W 60Hz				240 /120V				TOTAL POLES				12	
MOUNTING: SURFACE										MIN. A.I.C. RATING: 22000												
CR.	Breaker		Load		Remarks	Wire Size	Conduit	Bus Load		Conduit	Wire Size	Remarks	Load (kVA)	Breaker		C						
NO.	Poles	Amps						A	B					Amps	Poles							
1	1	20	1.33	Street Lighting	2#12, 1#12G.	3/4"	1.33				Space	0.00		1	2							
3	1	20	0.20	Duplex Receptacle	2#12, 1#12G.	3/4"	0.20				Space	0.00		1	4							
5	1		0.00	Space			0.00				Space	0.00		1	0							
7	1		0.00	Space			0.00				Space	0.00		1	0							
9	1		0.00	Space			0.00				Space	0.00		1	1							
11	1		0.00	Space			0.00				Space	0.00		1	1							
<div><div>1.33</div><div>0.20</div></div> <div>CONNECTED LOAD: 6.38 A</div>																						



LIBERTY ENGINEERING
INC.
CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

7150 WINDSOR DR., SUITE 5
ALLENTOWN, PA 18106
484-223-1761 FAX:484-223-1768

EMAIL: INFO@LIBERTYENGR.COM
WWW.LIBERTYENGR.COM

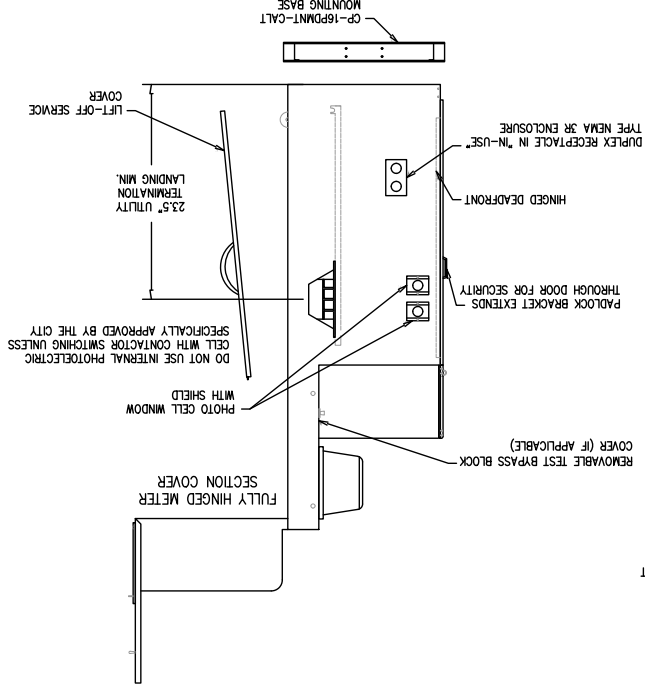
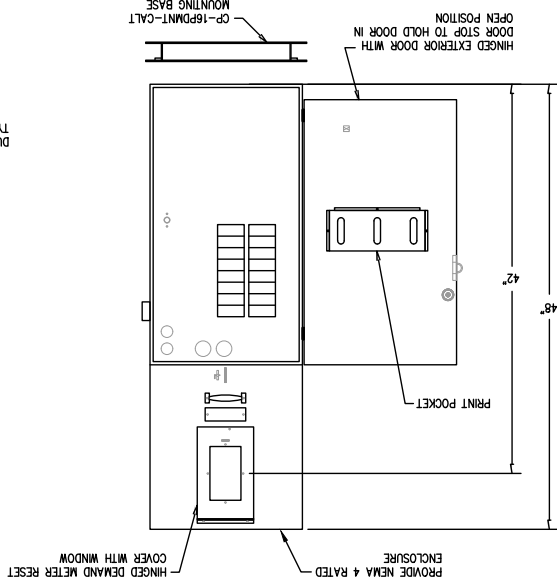
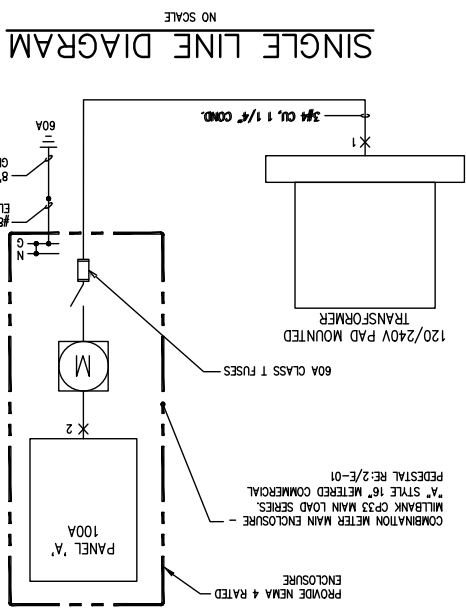
AURORA COMMERCE CENTER - BUILDING 1
SITE PLAN
CITY OF AURORA, STATE OF COLORADO

DATE:	03/03/2017
DESIGNED BY:	KSM
DRAWN BY:	KSM
CHECKED BY:	ESC

FILE NO.	PROJECT NO.
	096583001
SHEET NO.	

51

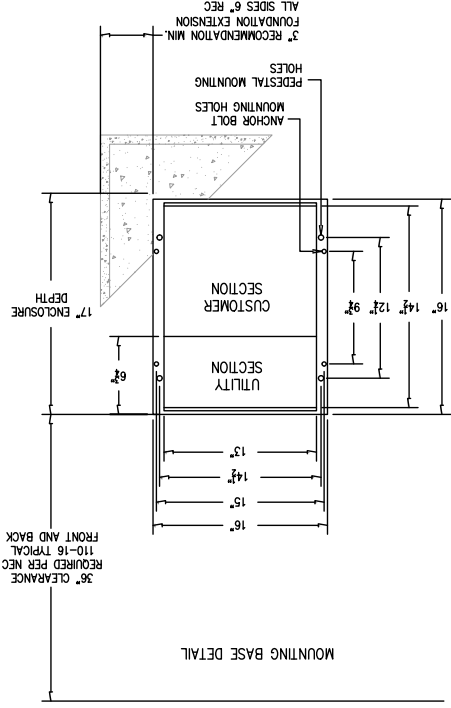




PAD MOUNT BASE DETAIL

NOTES:

1. (4) 5/8-11 X 18" ANCHOR BOLTS RECOMMENDED.
2. PER CITY STANDARD.



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7150 WINDSOR DR., SUITE 5
ALLENTOWN, PA 18106
484-223-1761 FAX: 484-223-1768

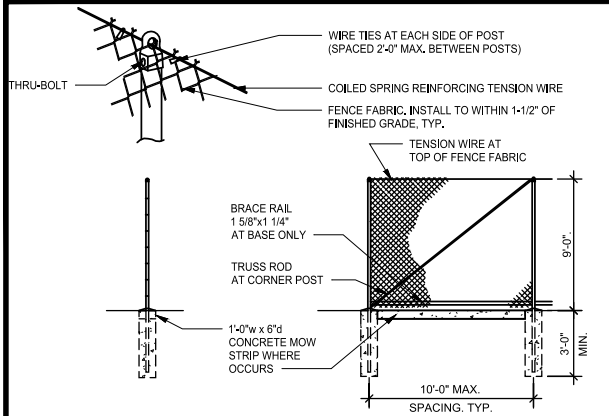
SHEET NO. 52	FILE NO.	DATE: 03/03/2017
	PROJECT NO. 096583001	DESIGNED BY: KSM DRAWN BY: KSM CHECKED BY: ESC

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO

**Kimley
Horn**

JVB
Joseph V.
Belluccia, AIA

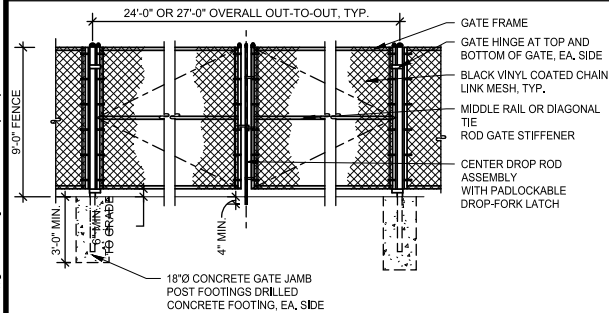
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CHAIN LINK FENCE

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

1

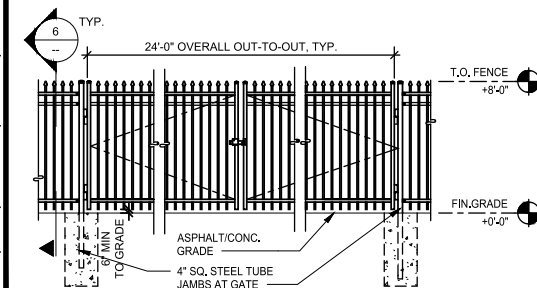


NOTE: GATING SYSTEM SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM, UTILIZING A REDUNDANCY BACK-UP SYSTEM, CONTAINING A SIREN OPERATING SYSTEM (S.O.S.), AN AUTOMATIC KNOX KEY SWITCH, AND A MANUAL OVERRIDE.

CHAIN LINK GATE

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

2

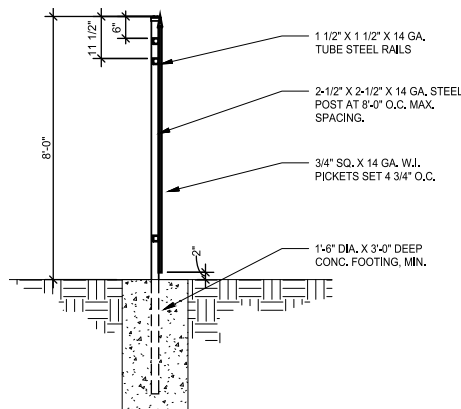


NOTE: GATING SYSTEM SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM, UTILIZING A REDUNDANCY BACK-UP SYSTEM, CONTAINING A SIREN OPERATING SYSTEM (S.O.S.), AN AUTOMATIC KNOX KEY SWITCH, AND A MANUAL OVERRIDE.

WROUGHT IRON GATE

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

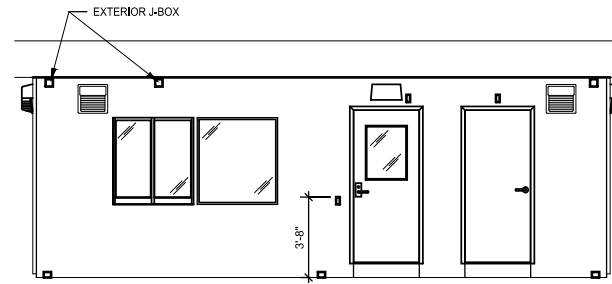
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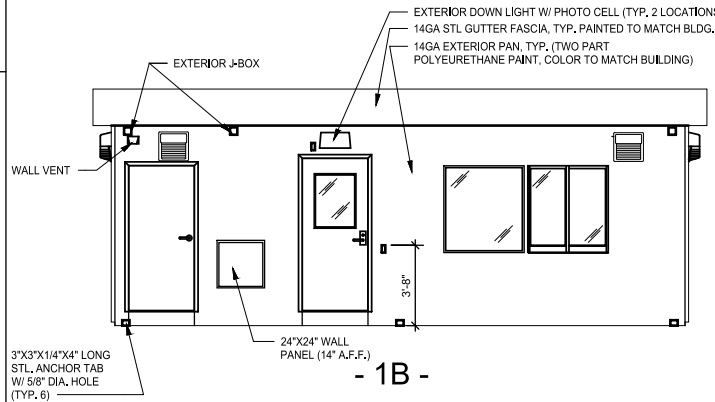
WROUGHT IRON FENCE

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

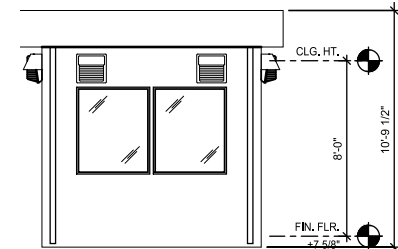
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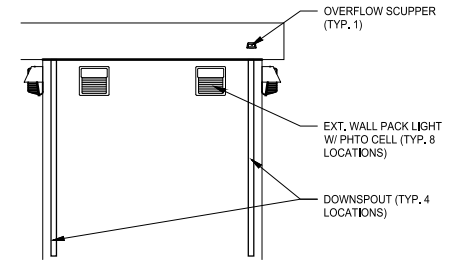
- 1D -



- 1B -



- 1C -

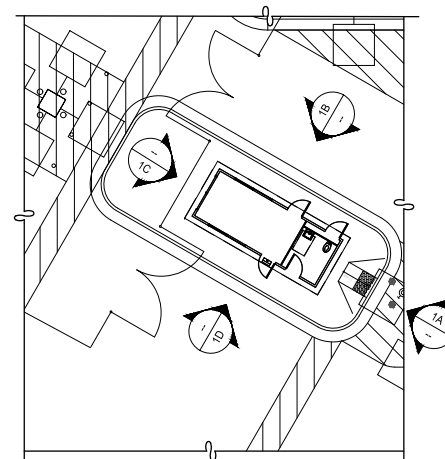


- 1A -

GUARD SHACK ELEVATIONS

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

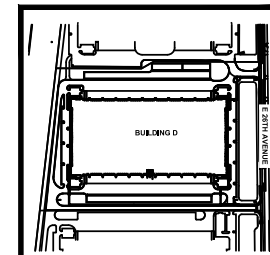
8



GUARD SHACK ISLAND

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

9



DATE:	03/03/2017	DESIGNED BY:	BKM	DRAWN BY:	CTM	CHECKED BY:	RJP
FILE NO:	096593001	PROJECT NO:	096593001	SHEET NO.	53		
AURORA COMMERCE CENTER - BUILDING D				GUARD HOUSE ELEVATIONS & DETAILS			
CONTEXTUAL SITE PLAN - MINOR AMENDMENT				CITY OF AURORA, STATE OF COLORADO			
MINOR CSP AMENDMENT				REVISION			
3				BY			
MM				DATE			
2/25/20				RJP			
APPR							