CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

STAFFORD LOGISTICS CENTER FILING NO. 3

SITE PLAN

LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2 TO BEAR NORTH 89°26'22" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 78°00'24" WEST A DISTANCE OF 368.37 FEET TO THE NORTHEAST CORNER OF STAFFORD LOGISTIC CENTER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. E0119592 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1) NORTH 89°26'11" EAST A DISTANCE OF 361.06 FEET;

2) NORTH 89°26'22" EAST A DISTANCE OF 1,044.64 FEET

THENCE SOUTH 00°33'49" EAST A DISTANCE OF 1,110.80 FEET TO A POINT OF CURVATURE ON THE BOUNDARY OF STAFFORD LOGISTIC CENTER SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. E1083160 OF SAID RECORDS;

THENCE ALONG SAID BOUNDARY OF STAFFORD LOGISTIC CENTER SUBDIVISION FILING NO. 2 THE FOLLOWING SIX (6) COURSES:

1) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°16'40", A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 79.34 FEET AND A CHORD THAT BEARS NORTH 85°55'29" WEST A DISTANCE OF 79.26 FEET;

2) SOUTH 89°26'11" WEST A DISTANCE OF 944.63 FEET TO A POINT OF CURVATURE;

3) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°09'13", A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 249.32 FEET AND A CHORD THAT BEARS SOUTH 74°51'35" WEST A DISTANCE OF 246.64 FEET;

4) SOUTH 60°16'59" WEST A DISTANCE OF 86.57 FEET TO A POINT OF CURVATURE;

5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°09'13", A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 208.62 FEET AND A CHORD THAT BEARS SOUTH 74°51'35" WEST A DISTANCE OF 206.37 FEET;

6) SOUTH 89°26'11" WEST A DISTANCE OF 8.34 FEET TO A POINT OF CURVATURE AND THE BOUNDARY OF SAID STAFFORD LOGISTIC CENTER SUBDIVISION FILING NO. 1;

THENCE ALONG SAID BOUNDARY OF STAFFORD LOGISTIC CENTER SUBDIVISION FILING NO. 1 THE FOLLOWING EIGHT (8) COURSES:

1) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET AND A CHORD THAT BEARS NORTH 45°33'49" WEST A DISTANCE OF 35.36 FEET;

2) NORTH 00°33'49" WEST A DISTANCE OF 759.41 FEET TO A POINT OF CURVATURE;

3) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°57'12", A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 207.18 FEET AND A CHORD THAT BEARS NORTH 13°54'47" EAST A DISTANCE OF 204.99 FEET;

4) NORTH 28°23'23" EAST A DISTANCE OF 22.12 FEET TO A POINT OF CURVATURE;

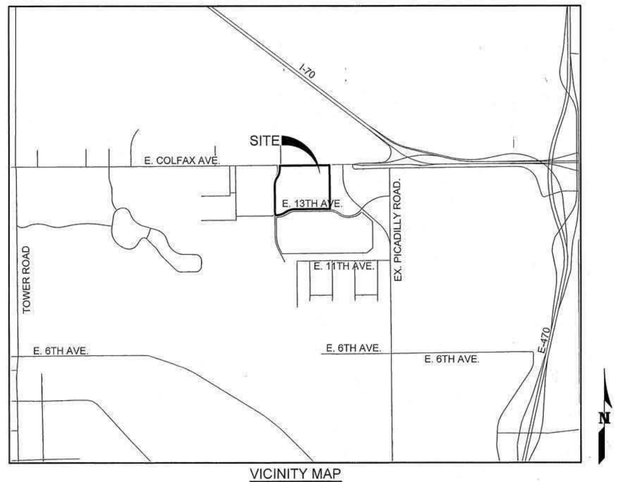
5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°14'05", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 26.79 FEET AND A CHORD THAT BEARS NORTH 33°30'25" EAST A DISTANCE OF 26.76 FEET TO A POINT OF CURVATURE;

5) ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°03'37", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 39.43 FEET AND A CHORD THAT BEARS NORTH 31°05'39" EAST A DISTANCE OF 39.31 FEET TO A POINT OF CURVATURE;

7) ALONG A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°22'38", A RADIUS OF 496.00 FEET, AN ARC LENGTH OF 185.06 FEET AND A CHORD THAT BEARS NORTH 12°52'32" EAST A DISTANCE OF 183.99 FEET TO A POINT OF CURVATURE;

8) ALONG A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°14'58", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.07 FEET AND A CHORD THAT BEARS NORTH 45°48'42" EAST A DISTANCE OF 34.50 FEET TO THE **POINT OF BEGINNING;**

SAID PARCEL CONTAINS AN AREA OF 1,744,529 SQUARE FEET, OR 40.049 ACRES, MORE OR LESS.



VICINITY MAP
1" = 2000'

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT ___ O'CLOCK __ M, THIS __ DAY OF___ AD, ___.

CLERK AND RECORDER: _____ DEPUTY:_____

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C1.1	2	GENERAL NOTES
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D3	31	MONUMENT DETAILS & LANDSCAPE BUFFERS
E1.0-E1.4	32-36	PHOTOMETRIC PLANS
A4.01-A4.04	37-40	BUILDING ELEVATIONS

CIVIL ENGINEER
WARE MALCOMB
900 S. BROADWAY, SUITE 320
DENVER, CO 80209
303.561.3333
CHRIS STRAWN

ARCHITECT
STUDIO NORTH ARCHITECTURE
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
913-669-5033
RON SCHAUWECKER

LANDSCAPE ARCHITECT
LAI DESIGN GROUP
88 INVERNESS CIRCLE EAST, SUITE J101
ENGLEWOOD, COLORADO 80112
303.734.1777
JENNIFER CARPENTER

PHOTOMETRIC ENGINEER
AE DESIGN
1900 WAZEE STREET, SUITE #205
DENVER, CO 80202
303.296.4443
ERIC REITAN

SIGNATURE BLOCK

LEGAL DESCRIPTION:

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 3 LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. 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.

OWNER: NP STAFFORD IV BUILDING 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: NP STAFFORD IV, LLC, ITS SOLE MEMBER
BY: NPD MANAGEMENT, LLC, ITS MANAGER

BY: _____
NATHANIEL HAGEDORN, MANAGER

OWNER: NP STAFFORD IV BUILDING 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: NP STAFFORD IV, LLC, ITS SOLE MEMBER
BY: NPD MANAGEMENT, LLC, ITS MANAGER

BY: _____
NATHANIEL HAGEDORN, MANAGER

NOTARIAL:

STATE OF Missouri)
) SS
COUNTY OF Clay)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF July, 2022 AD BY Nathaniel Hagedorn AS Manager OF NPD Management, LLC, its Manager, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Lisa Beasley

MY COMMISSION EXPIRES 9-10-23

LISA L BEASLEY
Notary Public - Notary Seal
Platte County - State of Missouri
Commission Number 19497557
My Commission Expires Sep 10, 2023

DATA BLOCK - BUILDING 2

2015 IBC OCCUPANCY CLASSIFICATION	S-1/F-1/B
BUILDING CONSTRUCTION TYPE	V-B SPRINKLERED
LAND AREA WITHIN PROPERTY LIMITS	722,481 S.F. (16.59 AC.)
GROSS FLOOR AREA	252,595 S.F. (5.80 AC)
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
BUILDING HEIGHT	49'-6"
TOTAL BUILDING COVERAGE	252,595 S.F. (5.80 AC)
TOTAL HARD SURFACE COVERAGE	286,945 S.F. (6.59 AC)
TOTAL LANDSCAPE COVERAGE	182,941 S.F. (4.20 AC)
PRESENT ZONING CLASSIFICATION	I-1 (BUSINESS & TECH DISTRICT)
PARKING SPACES REQUIRED = (163,700 SF * (1 SPACE/1000 SF)) + (12766.50 SF * (3 SPACES/1000 SF)) = 202 PARKING SPACES	
	WAREHOUSE: 0 REQUIRED DISTRIBUTION: 1 PER 1,000 SQ. FT. GROSS FLOOR AREA OFFICE: 3 PER 1,000 SQ. FT. GROSS FLOOR AREA WAREHOUSE FLOOR AREA = 76,128.50 S.F.; DISTRIBUTION FLOOR AREA= 163,700 S.F.; OFFICE FLOOR AREA = 12,766.50 S.F.
PARKING SPACES PROVIDED	202 STANDARD PARKING 53 TRUCK/TRAILER PARKING
BICYCLE PARKING REQUIRED	11
BICYCLE PARKING PROVIDED	11
ACCESSIBLE SPACES REQUIRED VAN SPACES REQUIRED	7 (PER 2015 IBC TABLE 1106.1) 2 (PER 2015 IBC TABLE 1106.1)
ACCESSIBLE SPACES PROVIDED	6 STANDARD SPACES 2 VAN SPACES 8 TOTAL SPACES
PROPOSED DOCK DOORS	26 INITIAL DOCKS, 32 KNOCK-OUTS FOR FUTURE DOCKS
ALLOWABLE SIGNAGE AREA	600 SQ. FT. MAX.
PROPOSED TOTAL SIGNAGE AREA	600 SQ. FT. MAX.
PROPOSED NUMBER OF SIGNS	2

DATA BLOCK - BUILDING 3

2015 IBC OCCUPANCY CLASSIFICATION	S-1/F-1/B
BUILDING CONSTRUCTION TYPE	V-B SPRINKLERED
LAND AREA WITHIN PROPERTY LIMITS	1,022,049 S.F. (23.46 AC.)
GROSS FLOOR AREA	436,726 S.F. (10.02 AC)
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
BUILDING HEIGHT	47'-6"
TOTAL BUILDING COVERAGE	436,726 S.F. (10.02 AC)
TOTAL HARD SURFACE COVERAGE	424,195 S.F. (9.74 AC)
TOTAL LANDSCAPE COVERAGE	161,730 S.F. (3.71 AC)
PRESENT ZONING CLASSIFICATION	I-1 (BUSINESS & TECH DISTRICT)
PARKING SPACES REQUIRED = (235,000 SF * (1 SPACE/1000 SF)) + (22,000 SF * (3 SPACES/1000 SF)) = 301 PARKING SPACES	
	WAREHOUSE: 0 REQUIRED DISTRIBUTION: 1 PER 1,000 SQ. FT. GROSS FLOOR AREA OFFICE: 3 PER 1,000 SQ. FT. GROSS FLOOR AREA) WAREHOUSE FLOOR AREA = 179,726 S.F.; DISTRIBUTION FLOOR AREA= 235,000 S.F.; OFFICE FLOOR AREA = 22,000 S.F.
PARKING SPACES PROVIDED	301 STANDARD PARKING 100 TRUCK/TRAILER PARKING
BICYCLE PARKING REQUIRED	16
BICYCLE PARKING PROVIDED	16
ACCESSIBLE SPACES REQUIRED VAN SPACES REQUIRED	8 (PER 2015 IBC TABLE 1106.1) 2 (PER 2015 IBC TABLE 1106.1)
ACCESSIBLE SPACES PROVIDED	6 STANDARD SPACES 2 VAN SPACES 8 TOTAL SPACES
PROPOSED DOCK DOORS	44 INITIAL DOCKS, 44 KNOCK-OUTS FOR FUTURE DOCKS
ALLOWABLE SIGNAGE AREA	600 SQ. FT. MAX.
PROPOSED TOTAL SIGNAGE AREA	600 SQ. FT. MAX.
PROPOSED NUMBER OF SIGNS	2

CITY OF AURORA APPROVALS

PLANNING DIRECTOR _____ DATE: 8/8/22

PLANNING COMMISSION: N/A (CHAIRPERSON) DATE: N/A

CITY COUNCIL: N/A (MAYOR) DATE: N/A

CITY ATTORNEY: _____ DATE: 8/8/22

ATTEST: N/A (CITY CLERK) DATE: N/A

DATABASE APPROVAL DATE 1/12/22

AMENDMENTS

1 MYLAR CHANGE APRIL 4, 2023
LANDSCAPE MODIFICAITONS (REPLACE SOD FOR LEED CRITERIAL AND PLANT REDUCTION)

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
COVER SHEET

NO.	DATE	REMARKS
1	05.26.2021	SITE PLAN SUBMITTAL #1
2	09.03.2021	SITE PLAN SUBMITTAL #2
3	11.09.2021	SITE PLAN SUBMITTAL #3
4	12.21.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	7/05/22

SHEET 1
Sheet 1

NOT FOR CONSTRUCTION

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CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

SITE PLAN NOTES

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. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 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. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITH SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
18. STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS PER SECTION 4.10. STREET LIGHTS ALONG PUBLIC RIGHT-OF-WAYS SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED.
19. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
20. THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
21. THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE), GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
22. INDUSTRIAL FACILITIES ARE REQUIRED TO CONTACT METRO WASTEWATER RECLAMATION DISTRICT (303-286-3000) REGARDING INDUSTRIAL WASTE DISCHARGES TO THE SANITARY SEWER TO DETERMINE WASTEWATER PRETREATMENT REQUIREMENTS.
23. APPLICANT/OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 13th AVENUE & PICADILLY ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
24. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
25. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
26. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN IN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

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LEADING DESIGN FOR COMMERCIAL REAL ESTATE
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
GENERAL NOTES

NO	DATE	REMARKS
1	05.26.2021	SITE PLAN SUBMITTAL #1
2	09.03.2021	SITE PLAN SUBMITTAL #2
3	11.09.2021	SITE PLAN SUBMITTAL #3
4	12.21.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET
2
Sheet 2

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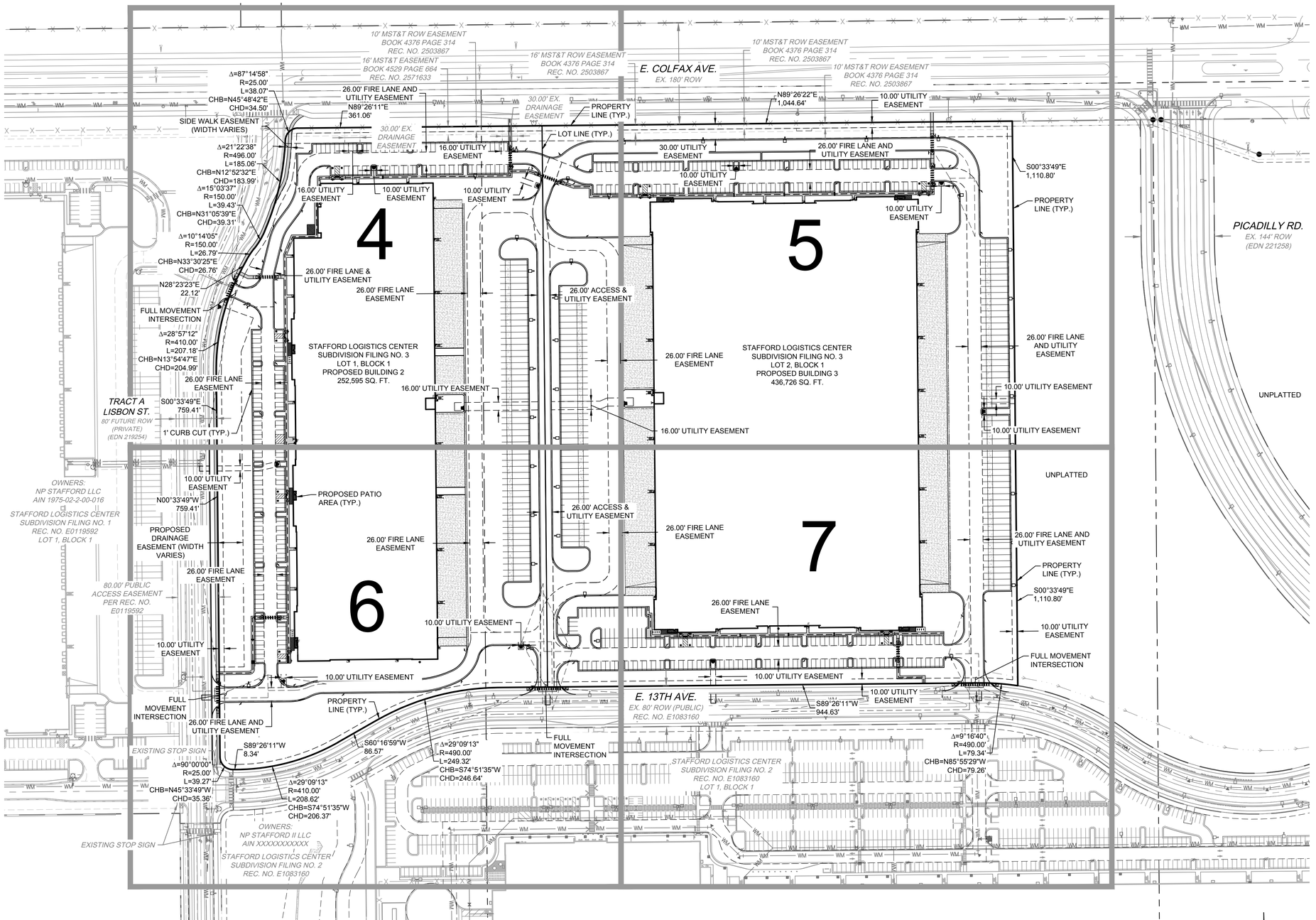

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OVERALL SITE PLAN

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1	05.26.2021	SITE PLAN SUBMITTAL #1
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JOB NO.:	DCS20-4033
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PLOT DATE:	2/16/22

SHEET 3
Sheet 3

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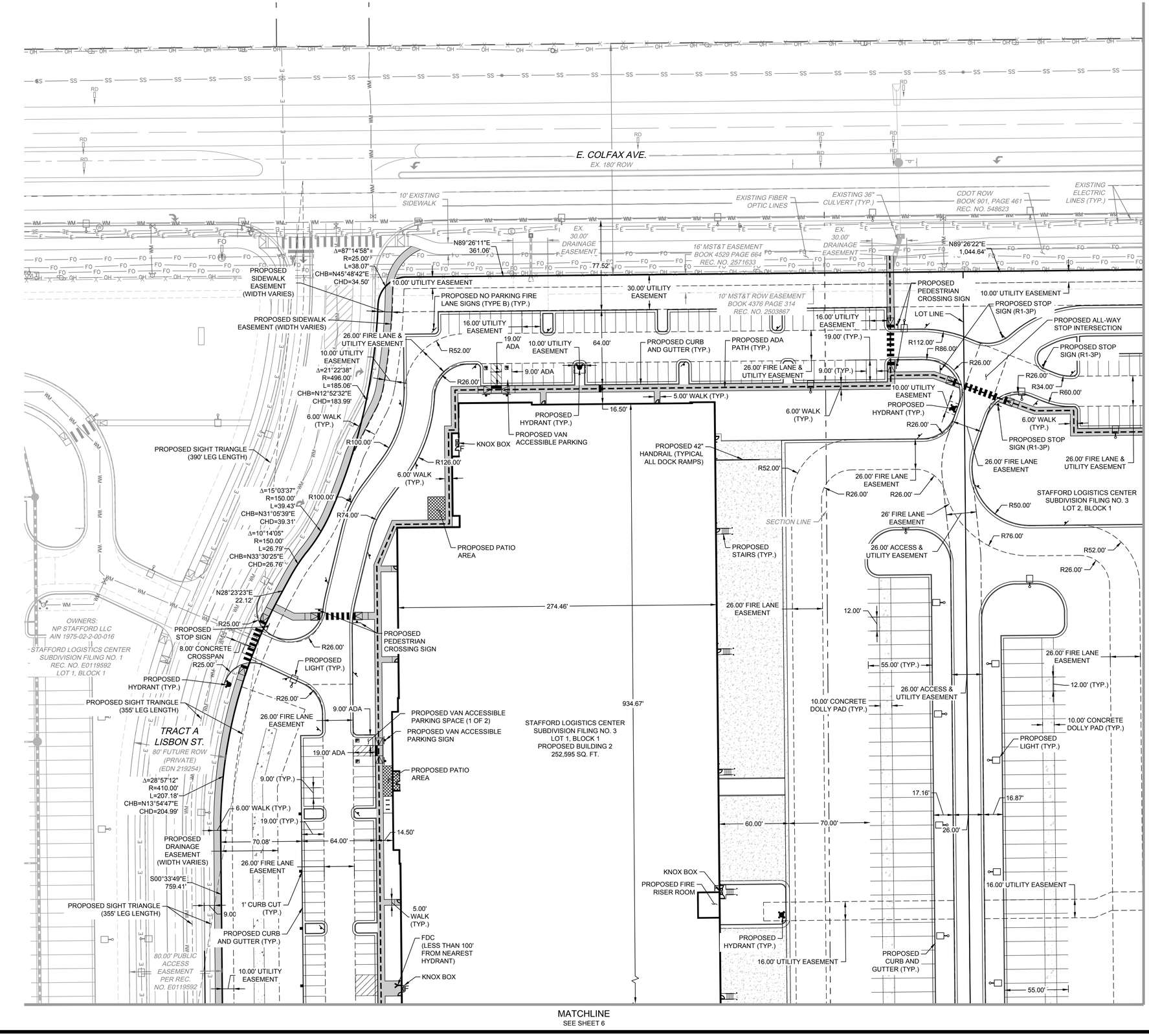

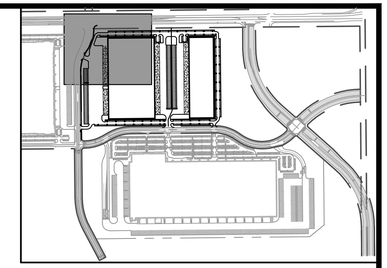

KEY MAP
SCALE: 1" =4000' '

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- (5) PARKING COUNT
- FDC NEW FDC W/ APPROVED KNOX HARDWARE
- FIRE HYDRANT W/ BOLLARD PROTECTION
- EXISTING FIRE HYDRANT
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N

0 20 40 80
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JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET 4
Sheet 4

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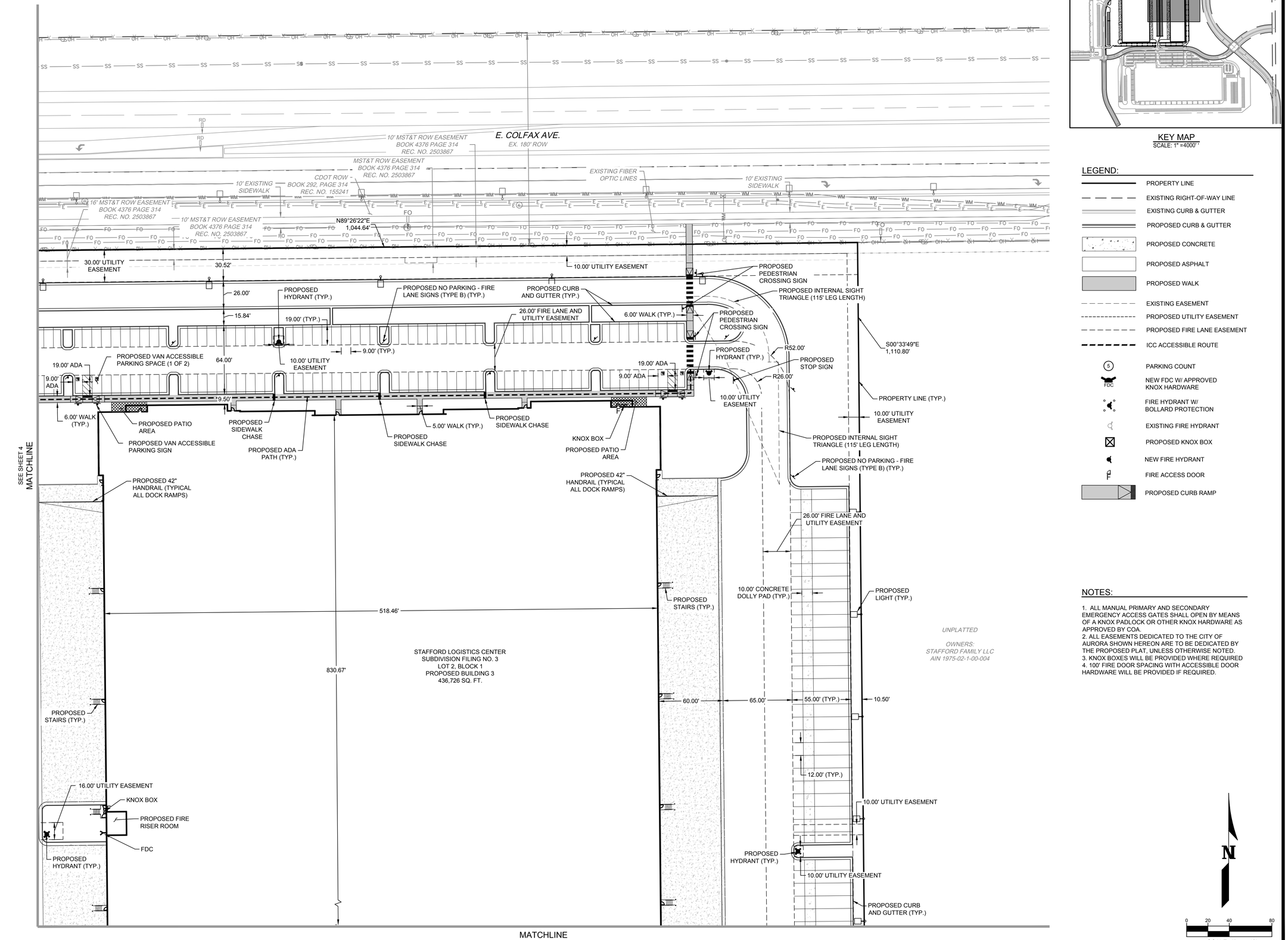

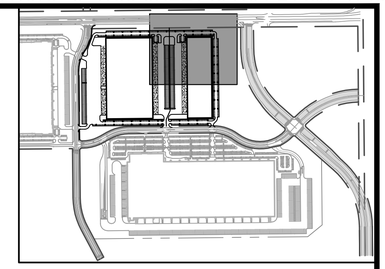

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suite 320
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FILING NO. 3
SITE PLAN

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PLOT DATE:	2/16/22

SHEET 5
Sheet 5

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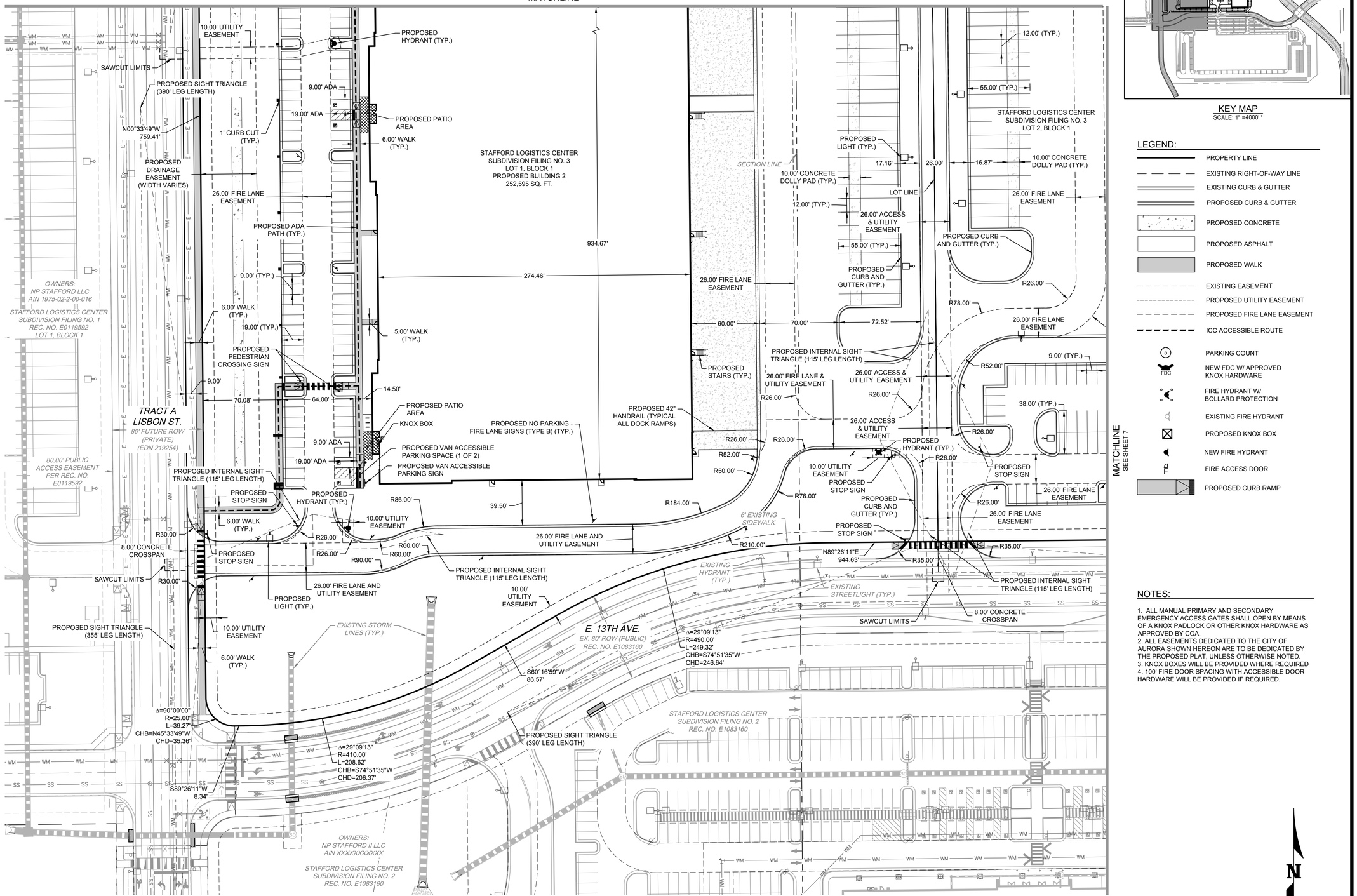

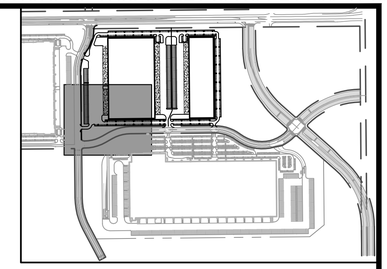

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N

0 20 40 80
SCALE: 1" = 40'

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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

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6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET 6
Sheet 6

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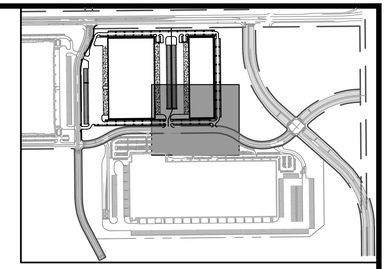
SEE SHEET 5
MATCHLINE

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 3
LOT 2, BLOCK 1
PROPOSED BUILDING 3
436,726 SQ. FT.

518.46'
830.67'
60.00'
PROPOSED STAIRS (TYP.)
PROPOSED 42" HANDRAIL (TYPICAL ALL DOCK RAMPS)
R52.00'
19.00' (TYP.)
PROPOSED PATIO AREA
PROPOSED VAN ACCESSIBLE PARKING SIGN
PROPOSED VAN ACCESSIBLE PARKING SPACE (1 OF 2)
6.00' WALK (TYP.)
PROPOSED SIDEWALK CHASE
5.00' WALK (TYP.)
PROPOSED SIDEWALK CHASE
KNOX BOX
20.50'
PROPOSED SIDEWALK CHASE
PROPOSED NO PARKING - FIRE LANE SIGNS (TYPE B) (TYP.)
PROPOSED PATIO AREA
PROPOSED CURB AND GUTTER (TYP.)
PROPOSED INTERNAL SIGHT TRIANGLE (115' LEG LENGTH)
9.00' ADA
19.00' ADA
19.00' (TYP.)
9.00' (TYP.)
PROPOSED ADA PATH (TYP.)
64.00'
PROPOSED HYDRANT (TYP.)
PROPOSED CURB AND GUTTER (TYP.)
10.00' UTILITY EASEMENT
10.00' UTILITY EASEMENT
6' EXISTING SIDEWALK
PROPOSED SIGHT TRIANGLE (390' LEG LENGTH)
26.00' FIRE LANE EASEMENT
6.00' WALK (TYP.)
19.00' (TYP.)
PROPOSED SIGHT TRIANGLE (355' LEG LENGTH)
S89°26'11"W
944.63'
E. 13TH AVE.
EX. 80' ROW (PUBLIC)
REC. NO. E1083160
EXISTING STREETLIGHT (TYP.)
EXISTING HYDRANT (TYP.)
SAWCUT LIMITS
STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 2
REC. NO. E1083160
LOT 1, BLOCK 1
26.00' FIRE LANE AND ACCESS EASEMENT
REC. NO. E1083160
SEE SHEET 6
MATCHLINE
60.00'
120.00'
55.00' (TYP.)
12.00' (TYP.)
10.00' CONCRETE DOLLY PAD (TYP.)
PROPOSED CURB AND GUTTER (TYP.)
PROPOSED STAIRS (TYP.)
UNPLATTED
OWNERS:
STAFFORD FAMILY LLC
AIN 1975-02-1-00-004
26.00' FIRE LANE AND UTILITY EASEMENT
PROPOSED 42" HANDRAIL (TYPICAL ALL DOCK RAMPS)
PROPOSED LIGHT (TYP.)
S00°33'49"E
1,110.80'
10.00' UTILITY EASEMENT
PROPERTY LINE (TYP.)
R26.00'
R30.00'
R26.00'
PROPOSED INTERNAL SIGHT TRIANGLE (115' LEG LENGTH)
ADA ACCESSIBLE CROSS WALK (TYP.)
PROPOSED PEDESTRIAN CROSSING SIGN
9.00' (TYP.)
8.00' CONCRETE CROSSPAN
Δ=9°16'40"
R=490.00'
L=79.34'
CHB=N85°55'29"W
CHD=79.26'
PROPOSED STOP SIGN
R50.00'
R50.00'
PROPOSED SIGHT TRIANGLE (355' LEG LENGTH)



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STAFFORD LOGISTICS CENTER FILING NO. 3

SITE PLAN

NO	DATE	REMARKS
1	05.28.2021	SITE PLAN SUBMITTAL #1
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JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET 7
Sheet 7

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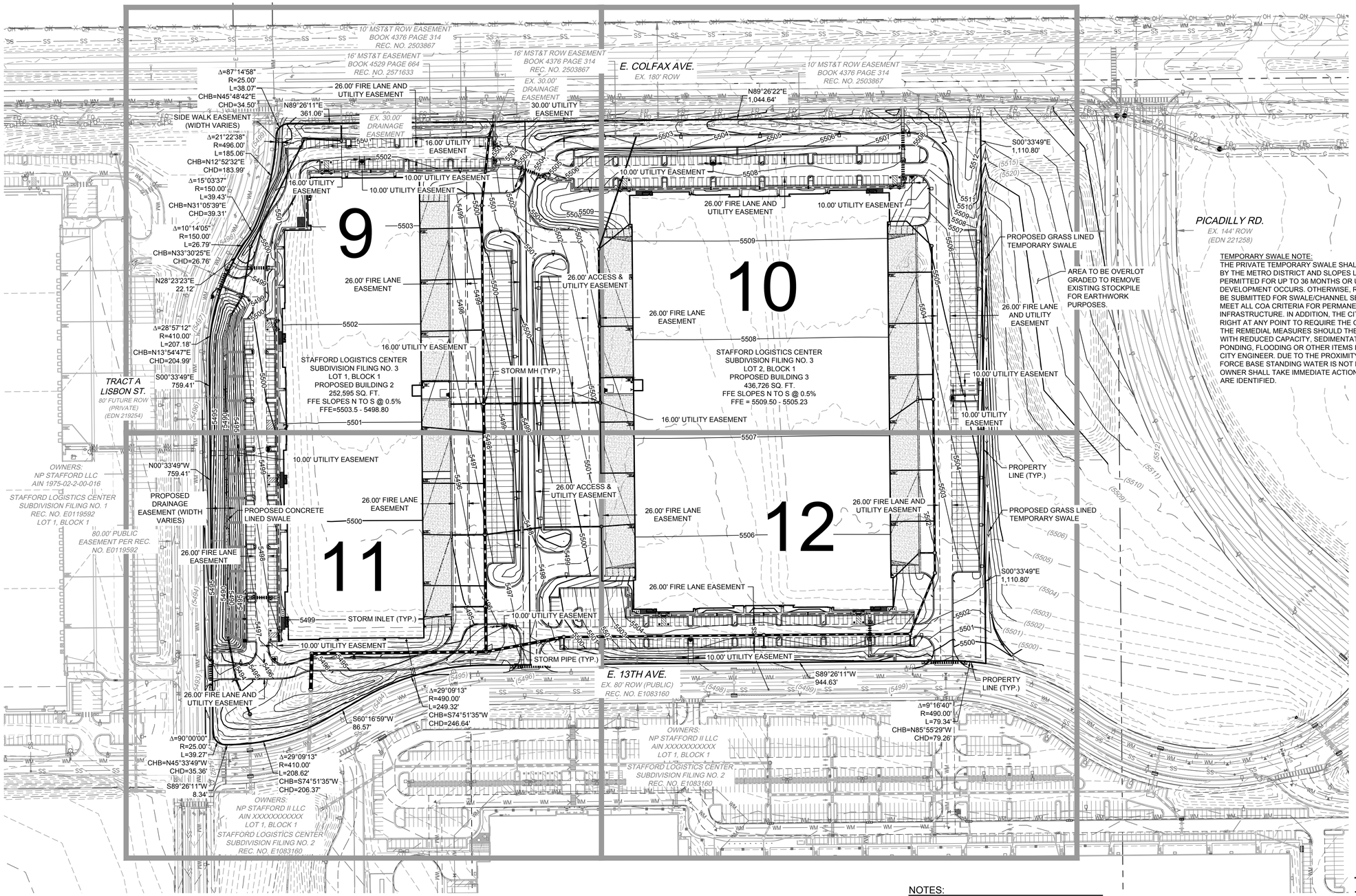

TEMPORARY SWALE NOTE:
THE PRIVATE TEMPORARY SWALE SHALL BE MAINTAINED BY THE METRO DISTRICT AND SLOPES LESS THAN 2% PERMITTED FOR UP TO 36 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE, REVISIONS SHALL BE SUBMITTED FOR SWALE/CHANNEL SECTIONS THAT MEET ALL COA CRITERIA FOR PERMANENT INFRASTRUCTURE. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF THE REMEDIAL MEASURES SHOULD THERE BE ANY ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, EROSION, PONDING, FLOODING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF BUCKLEY AIR FORCE BASE STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.

NOTES:

1. ACCESSIBLE LANDINGS SHALL SLOPE MAX. 2% UNLESS OTHERWISE NOTED.
2. ALL PROPOSED WALKS TO BE ACCESSIBLE (2% MAX. CROSS SLOPE, 5% MAX. LONGITUDINAL SLOPE)
3. ALL HANDICAP STALLS AND LOADING TO BE MAX. 2% IN ANY DIRECTION.
4. ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE PRIVATELY MAINTAINED UNLESS OTHERWISE NOTED.
5. SLOPE AWAY FROM BUILDING IS DETERMINED BY GEOTECHNICAL REPORT REQUIREMENTS WHICH EXCEED COA STANDARDS OF MIN 5% FOR 10' AWAY FROM STRICTURES IN LANDSCAPED AREAS AND 2% FOR IMPERVIOUS AREAS.
6. ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.

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FILING NO. 3
OVERALL GRADING PLAN

NO.	DATE	REMARKS
1	05.26.2021	SITE PLAN SUBMITTAL #1
2	09.03.2021	SITE PLAN SUBMITTAL #2
3	11.09.2021	SITE PLAN SUBMITTAL #3
4	12.21.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET 8
Sheet 8

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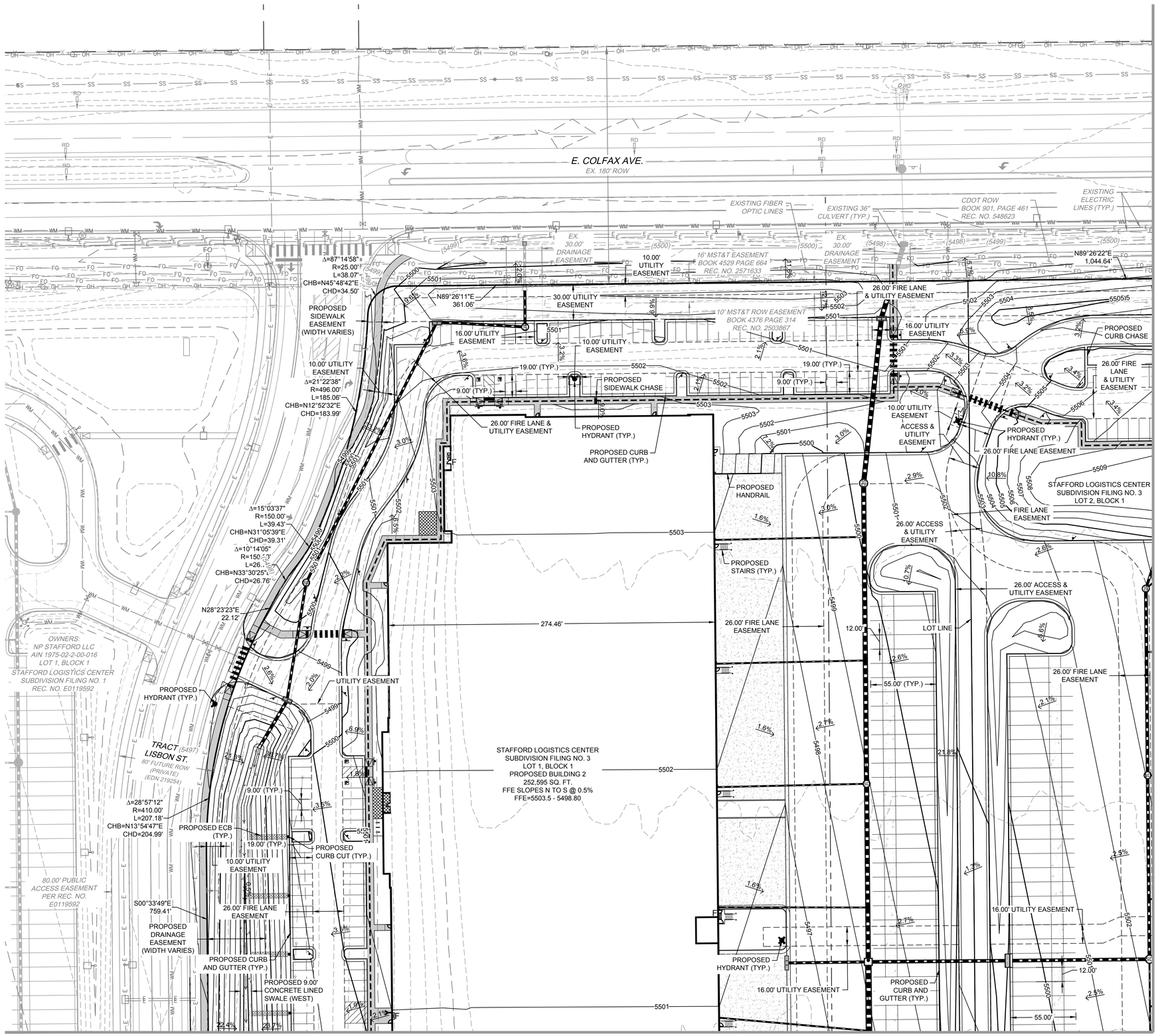
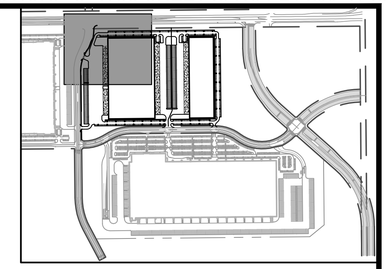
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =4000' '

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB
- PROPOSED SPILL CURB & GUTTER
- 5820 — PROPOSED 5' CONTOUR
- 5821 — PROPOSED 1' CONTOUR
- 5820 — EXISTING 5' CONTOUR
- 5821 — EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- X.XX% PROPOSED SLOPE AND DIRECTION
- FLOW DIRECTION
- HP HIGH POINT
- LP LOW POINT
- ME MATCH EXISTING
- GB GRADE BREAK
- TOW TOP OF WALL
- FGW FINISH GRADE AT WALL
- PROPOSED CURB RAMP
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED WALK

NOTES:

1. ACCESSIBLE LANDINGS SHALL SLOPE MAX. 2% UNLESS OTHERWISE NOTED.
2. ALL PROPOSED WALKS TO BE ACCESSIBLE (2% MAX. CROSS SLOPE, 5% MAX. LONGITUDINAL SLOPE).
3. ALL HANDICAP STALLS AND LOADING TO BE MAX. 2% IN ANY DIRECTION.
4. ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE PRIVATELY MAINTAINED UNLESS OTHERWISE NOTED.
5. SLOPE AWAY FROM BUILDING IS DETERMINED BY GEOTECHNICAL REPORT REQUIREMENTS WHICH EXCEED COA STANDARDS OF MIN 5% FOR 10' AWAY FROM STRICTURES IN LANDSCAPED AREAS AND 2% FOR IMPERVIOUS AREAS.
6. ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.

N

0 20 40 80
SCALE: 1" = 40'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
900 south broadway
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER FILING NO. 3

GRADING PLAN

NO.	DATE	REMARKS
1	05.26.2021	SITE PLAN SUBMITTAL #1
2	09.03.2021	SITE PLAN SUBMITTAL #2
3	11.09.2021	SITE PLAN SUBMITTAL #3
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6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET 9
Sheet 9

NOT FOR CONSTRUCTION

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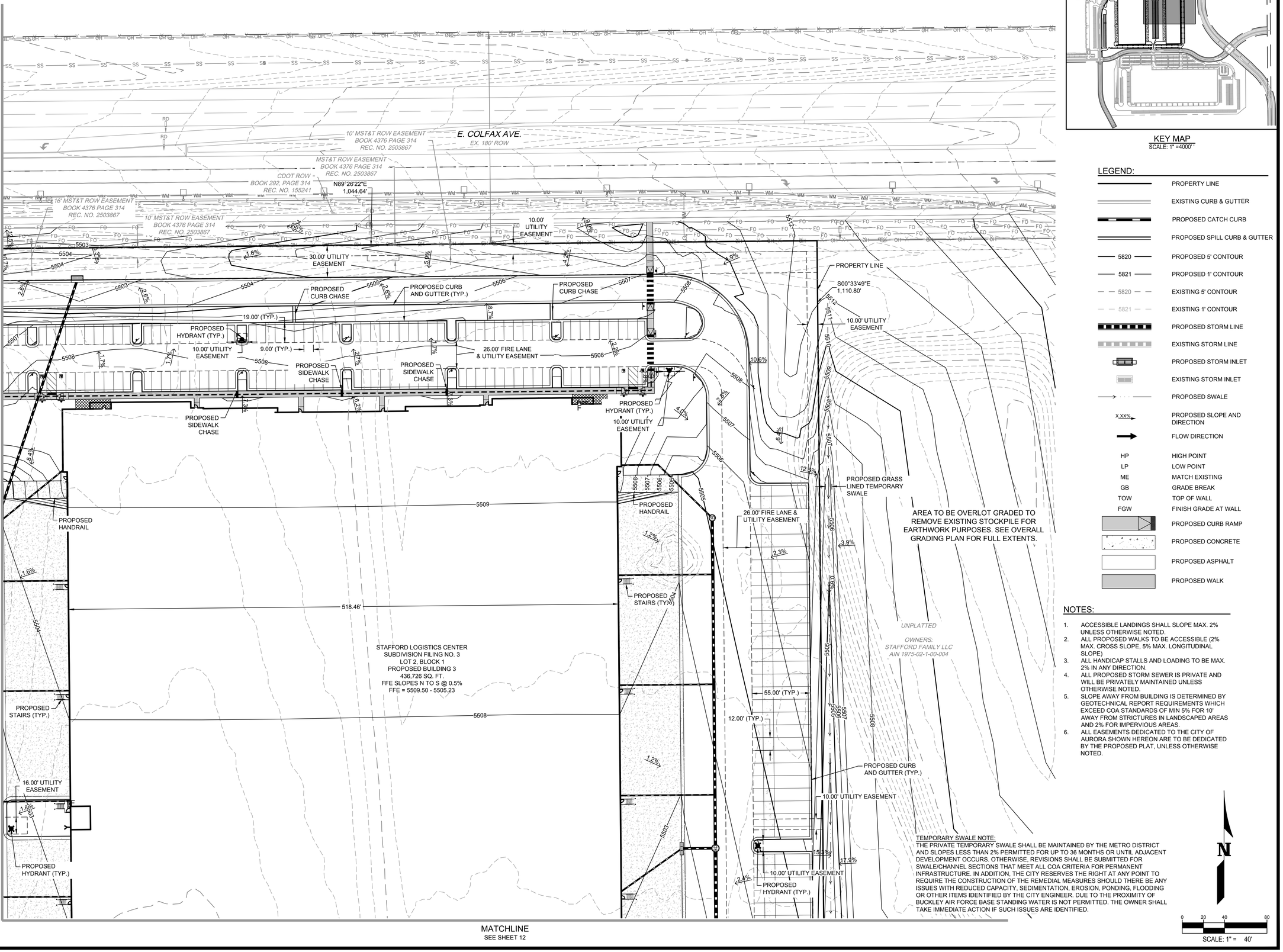

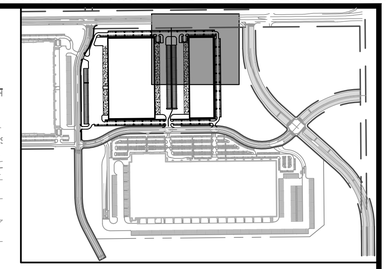

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N

0 20 40 80
SCALE: 1" = 40'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
900 south broadway
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
GRADING PLAN

NO	DATE	REMARKS
1	05.26.2021	SITE PLAN SUBMITTAL #1
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3	11.09.2021	SITE PLAN SUBMITTAL #3
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6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET
10
Sheet 10

NOT FOR CONSTRUCTION

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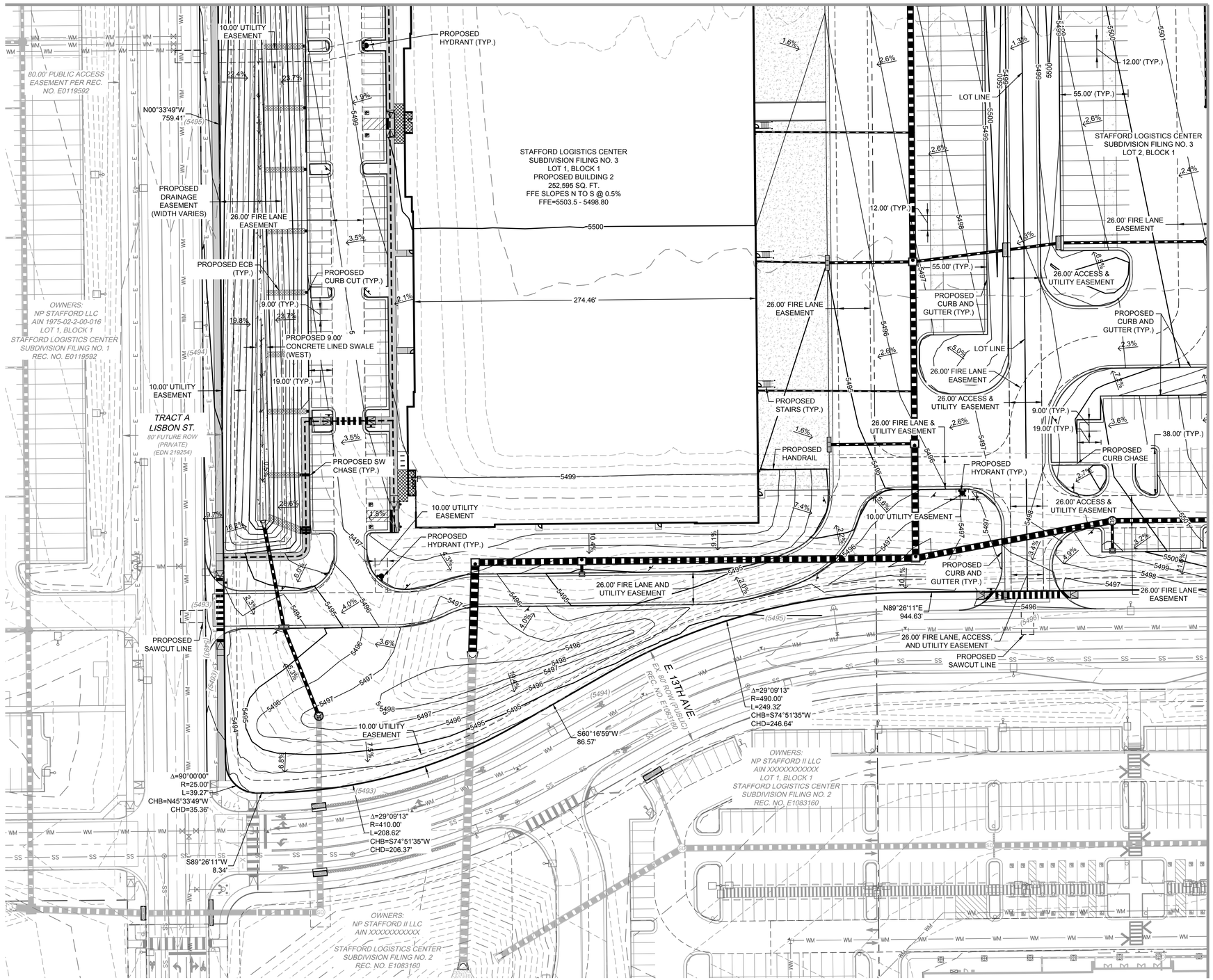

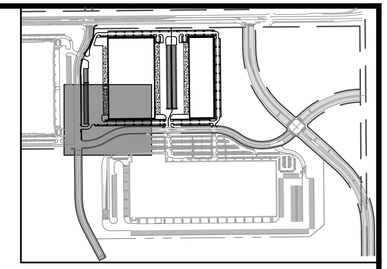

KEY MAP
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0 20 40 80
SCALE: 1" = 40'

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STAFFORD LOGISTICS CENTER FILING NO. 3

GRADING PLAN

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JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET 11
Sheet 11

NOT FOR CONSTRUCTION

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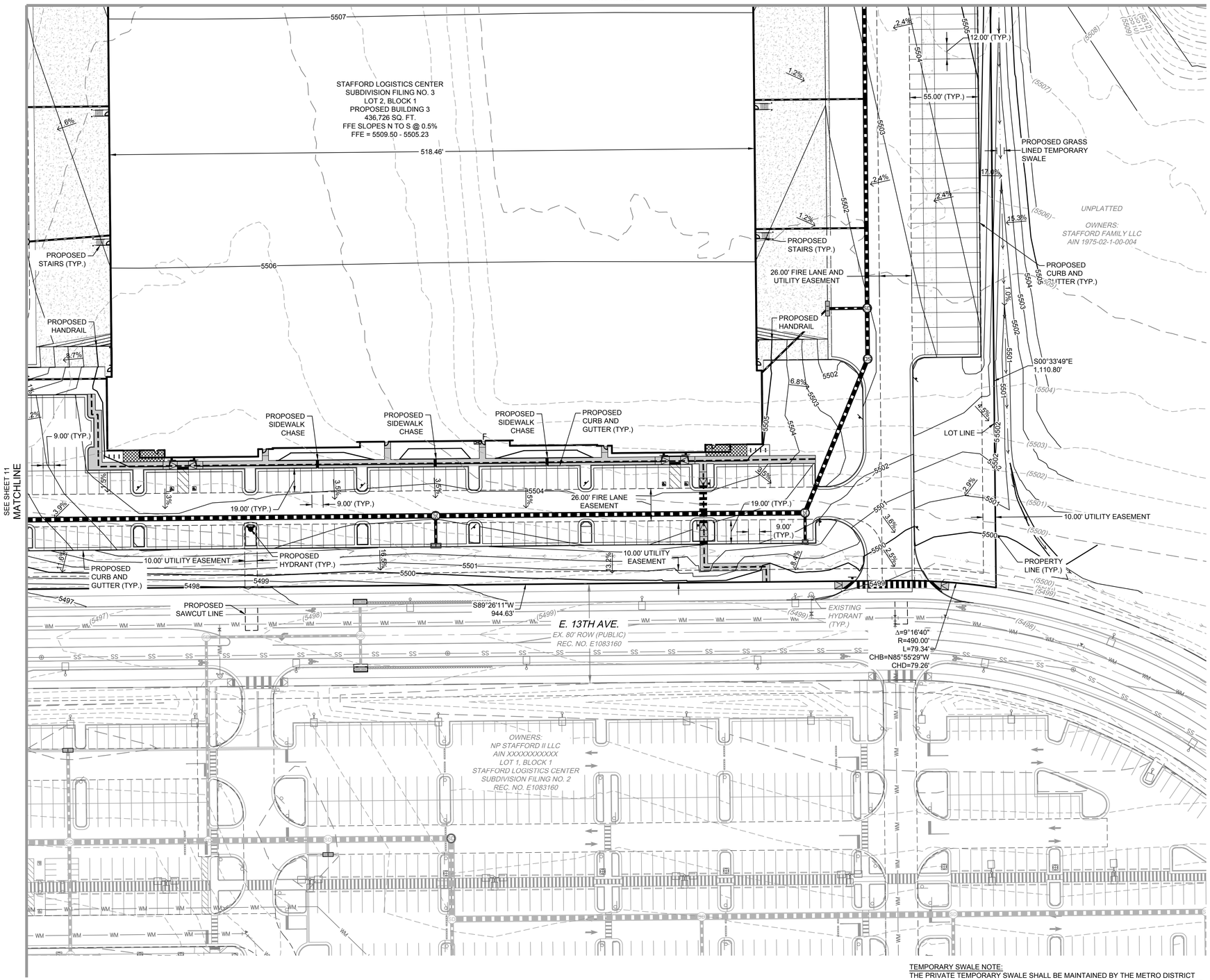

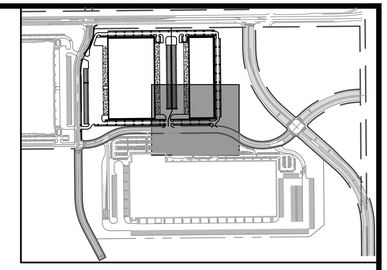

KEY MAP
SCALE: 1" =4000' '

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	EXISTING CURB & GUTTER
	PROPOSED CATCH CURB
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N

0 20 40 80
SCALE: 1" = 40'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
900 south broadway
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
GRADING PLAN

NO.	DATE	REMARKS
1	05.26.2021	SITE PLAN SUBMITTAL #1
2	09.03.2021	SITE PLAN SUBMITTAL #2
3	11.09.2021	SITE PLAN SUBMITTAL #3
4	12.21.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET
12
Sheet 12

NOT FOR CONSTRUCTION

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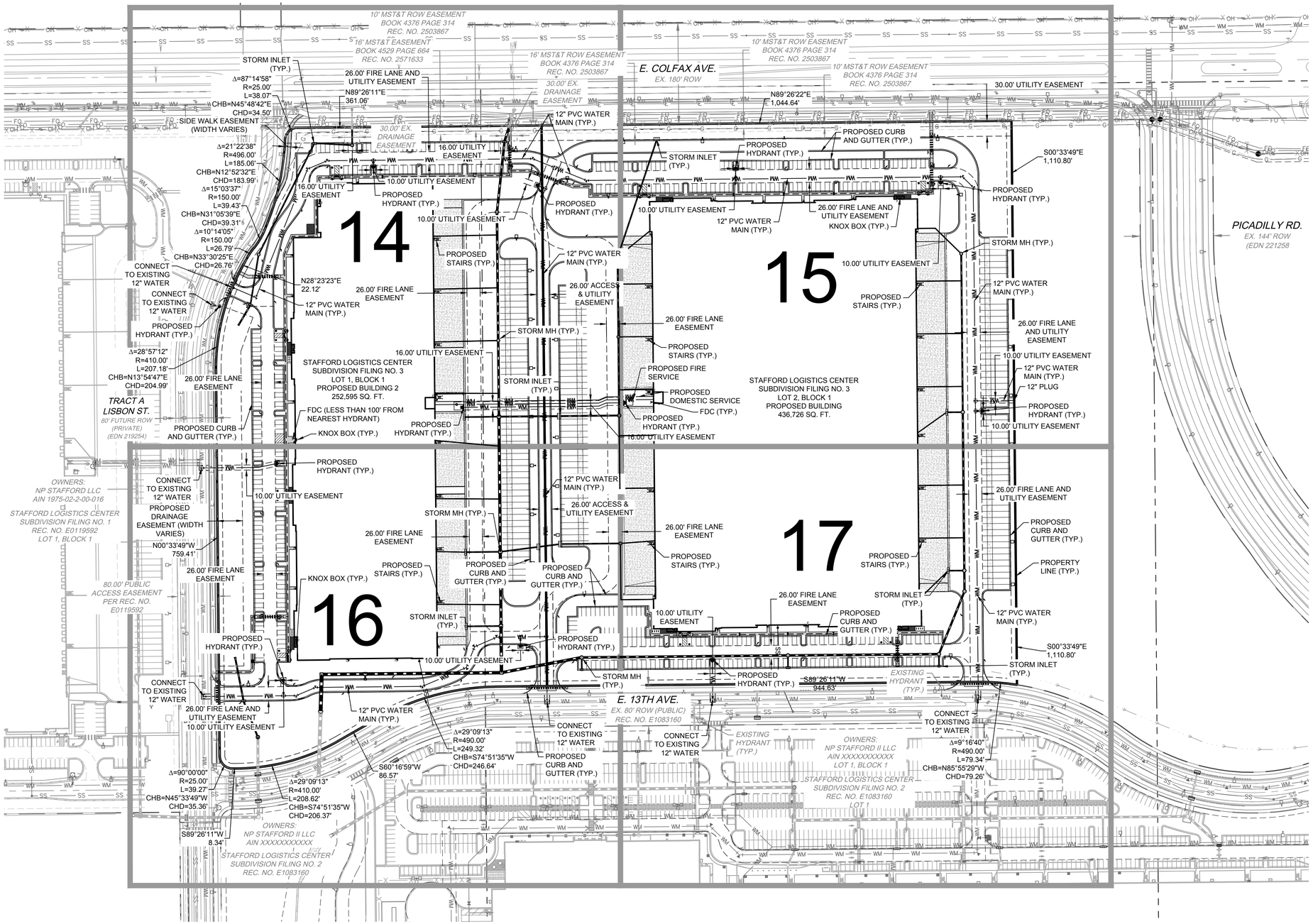

NOTES:

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3. KNOX BOXES WILL BE PROVIDED WHERE REQUIRED
4. 100' FIRE DOOR SPACING WITH ACCESSIBLE DOOR HARDWARE WILL BE PROVIDED IF REQUIRED.

N

0 50 100 200

SCALE: 1" = 100'

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suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
OVERALL UTILITY PLAN

NO	DATE	REMARKS
1	05.26.2021	SITE PLAN SUBMITTAL #1
2	09.03.2021	SITE PLAN SUBMITTAL #2
3	11.09.2021	SITE PLAN SUBMITTAL #3
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6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET 13
Sheet 13

NOT FOR CONSTRUCTION

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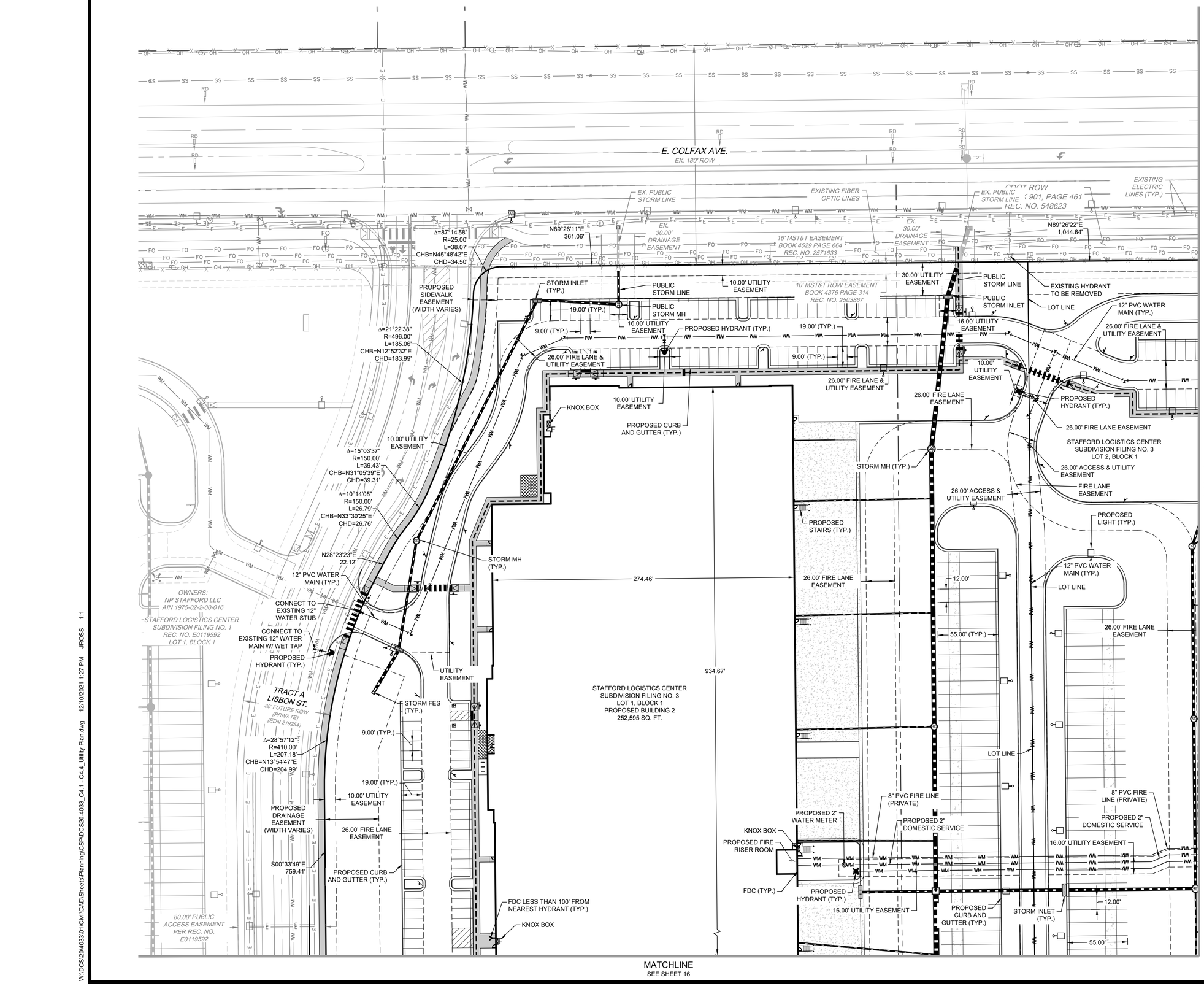

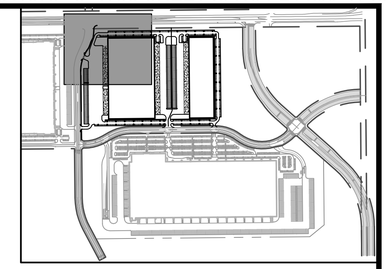

KEY MAP
SCALE: 1" =4000' '

LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING IRRIGATION LINE
- PROPOSED FENCE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- PROPOSED PLUG

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N

0 20 40 80
SCALE: 1" = 40'

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STAFFORD LOGISTICS CENTER FILING NO. 3

UTILITY PLAN

NO.	DATE	REMARKS
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JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
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SHEET 14
Sheet 14

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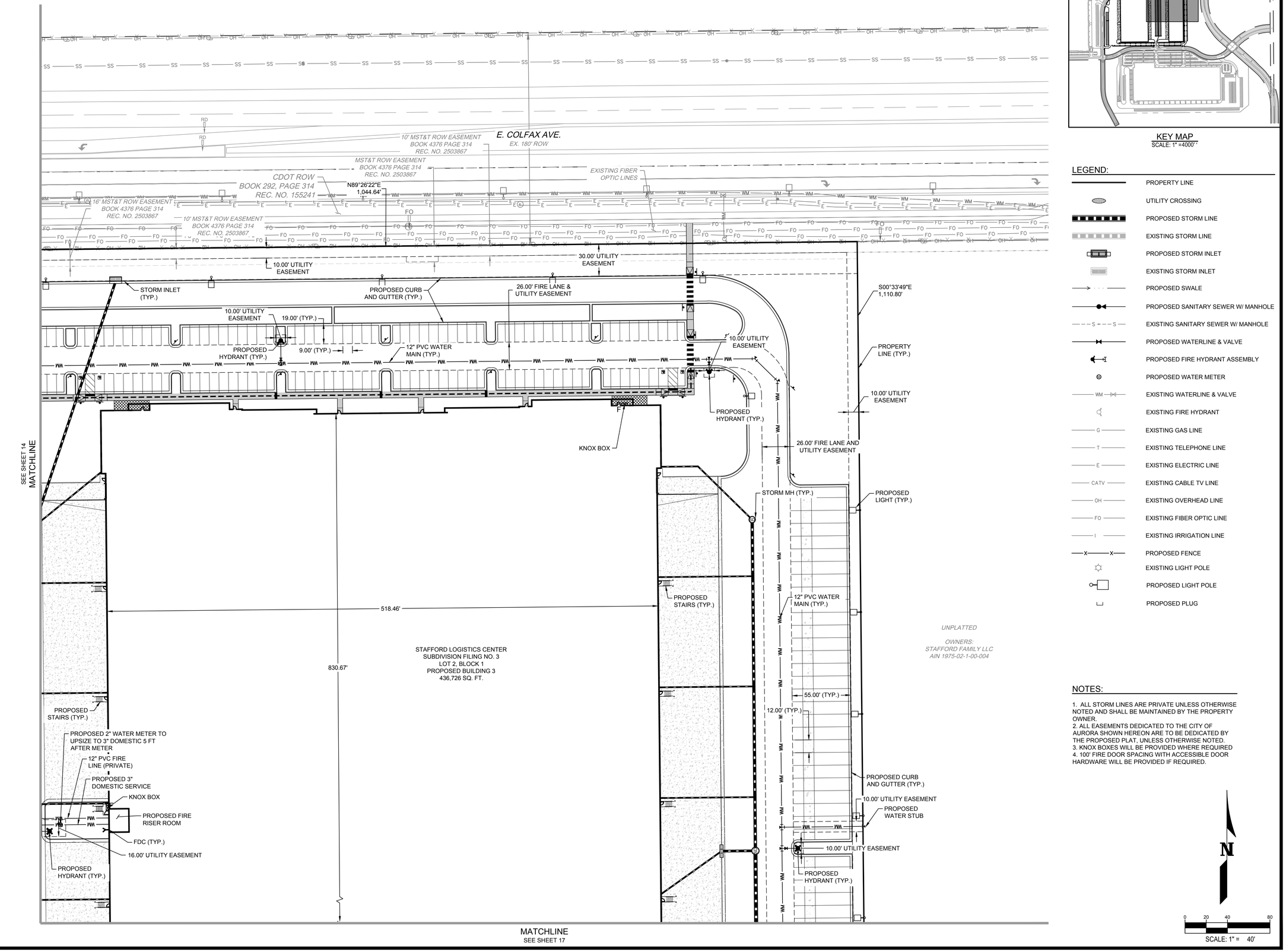

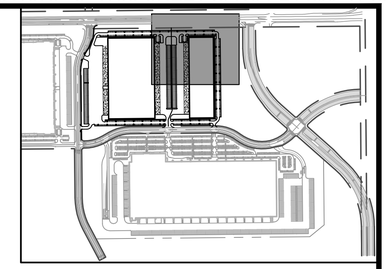

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3	11.09.2021	SITE PLAN SUBMITTAL #3
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5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET
15
Sheet 15

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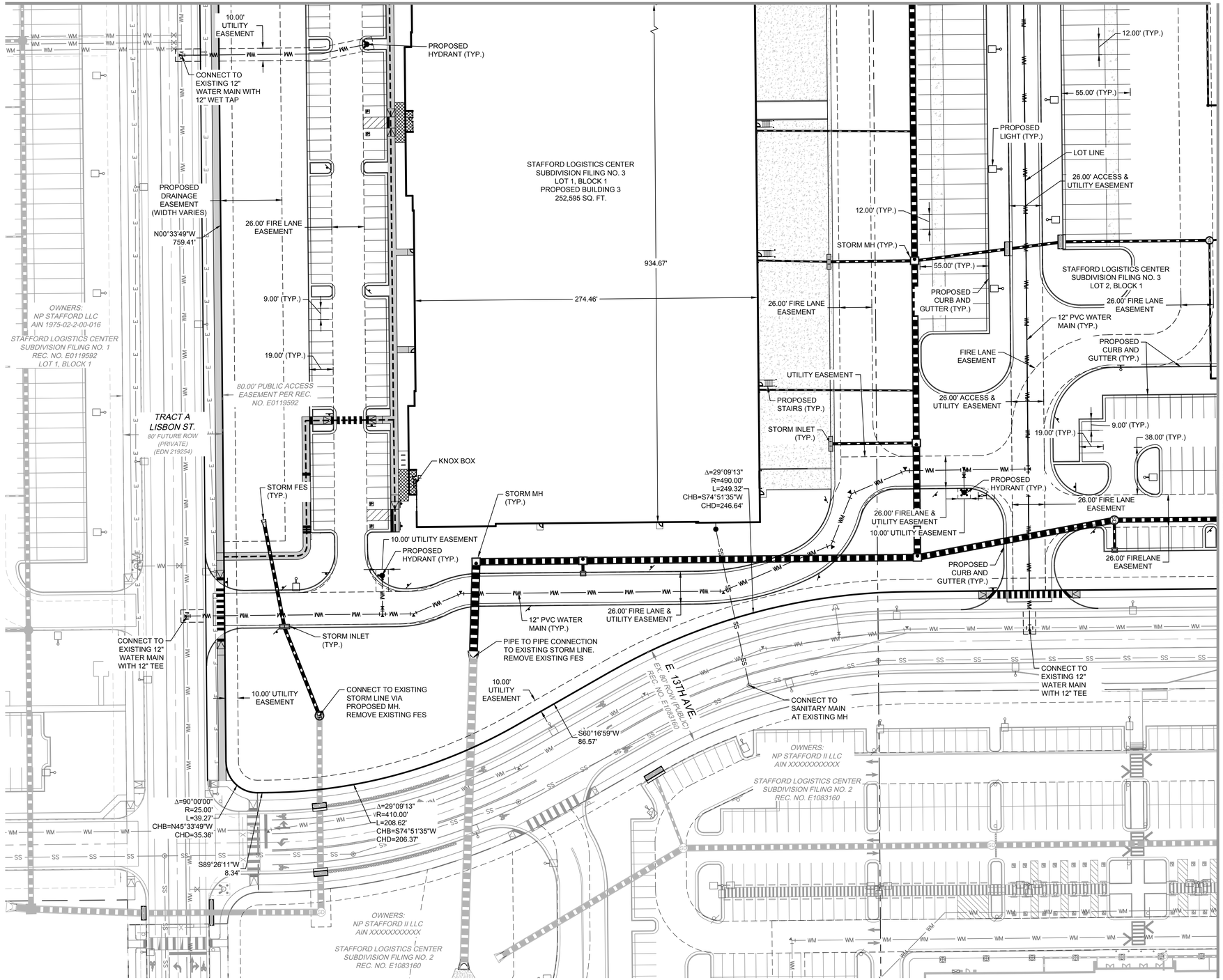
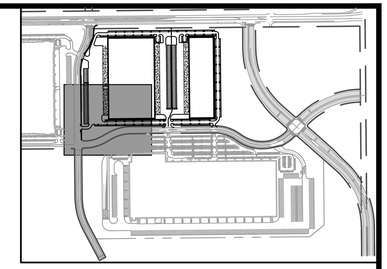
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =4000' '

LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING IRRIGATION LINE
- PROPOSED FENCE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- PROPOSED PLUG

NOTES:

1. ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
2. ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
3. KNOX BOXES WILL BE PROVIDED WHERE REQUIRED
4. 100' FIRE DOOR SPACING WITH ACCESSIBLE DOOR HARDWARE WILL BE PROVIDED IF REQUIRED.

N

0 20 40 80
SCALE: 1" = 40'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
900 south broadway
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER FILING NO. 3

UTILITY PLAN

NO	DATE	REMARKS
1	05.26.2021	SITE PLAN SUBMITTAL #1
2	09.03.2021	SITE PLAN SUBMITTAL #2
3	11.09.2021	SITE PLAN SUBMITTAL #3
4	12.21.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET 16
Sheet 16

NOT FOR CONSTRUCTION

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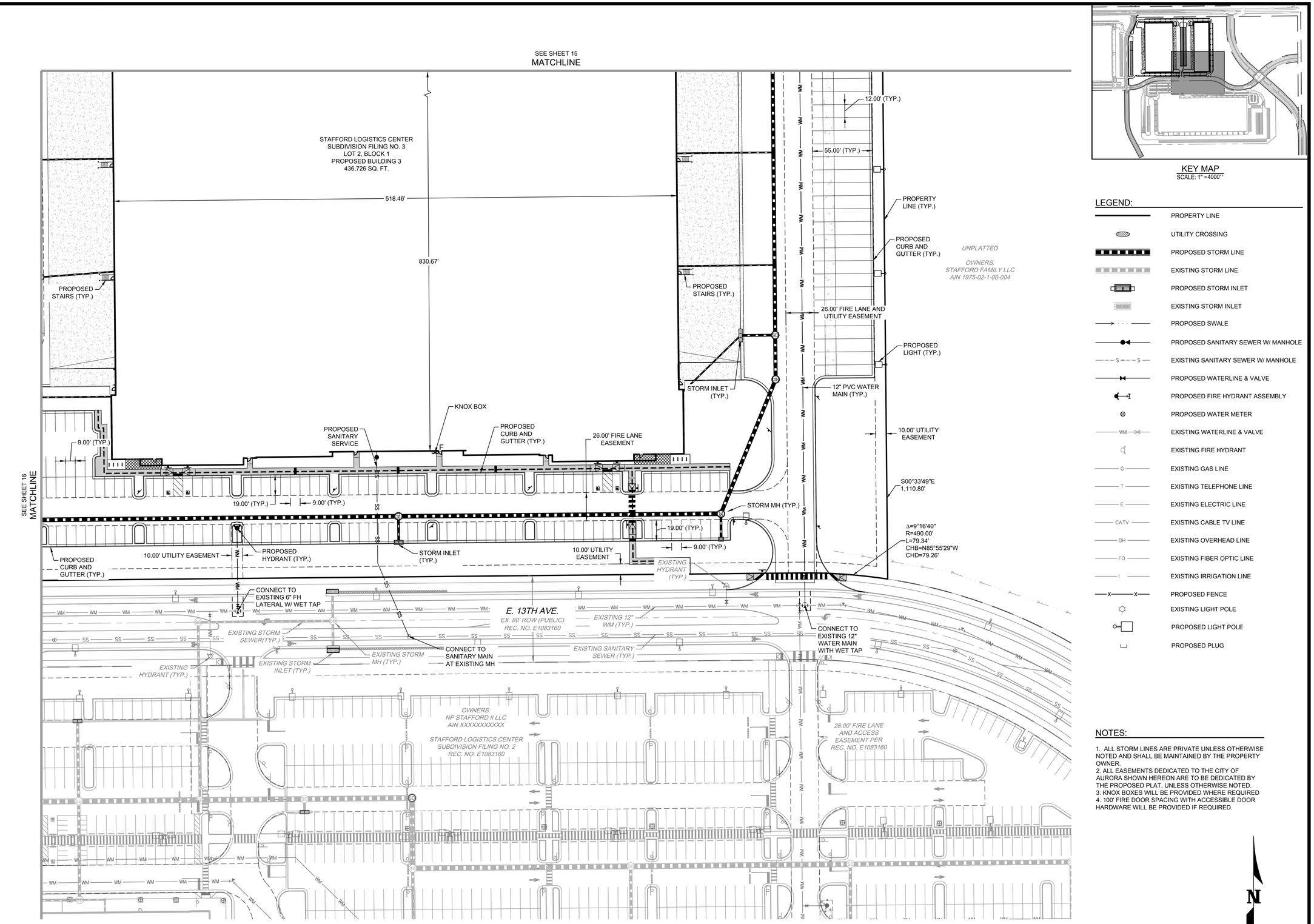

KEY MAP
SCALE: 1" =4000' '

LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
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- EXISTING GAS LINE
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N

0 20 40 80
SCALE: 1" = 40'

WARE MALCOMB
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suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
UTILITY PLAN

NO	DATE	REMARKS
1	05.28.2021	SITE PLAN SUBMITTAL #1
2	09.03.2021	SITE PLAN SUBMITTAL #2
3	11.09.2021	SITE PLAN SUBMITTAL #3
4	12.21.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET
17
Sheet 17

NOT FOR CONSTRUCTION

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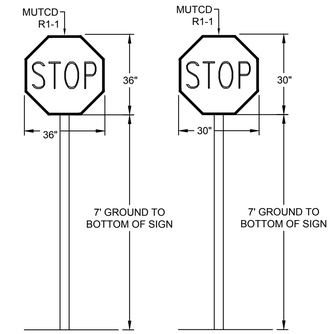
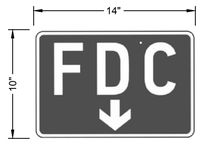


STOP SIGN DETAIL MULTI-LANE
N.T.S.

STOP SIGN DETAIL SINGLE LANE
N.T.S.



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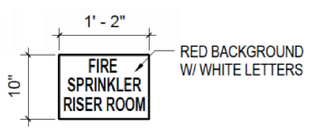
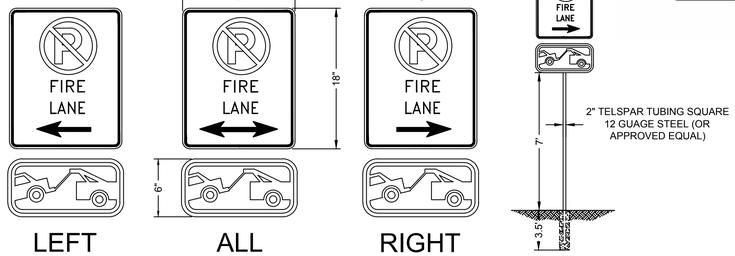
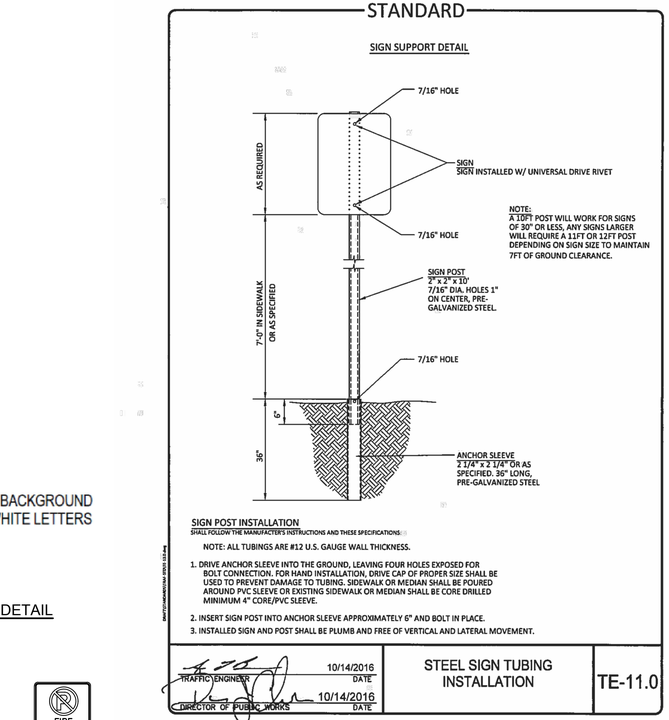


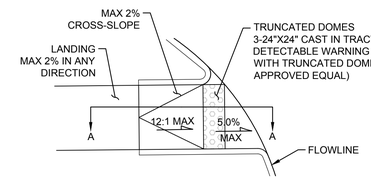
FIRE RISER ROOM SIGN DETAIL
N.T.S.



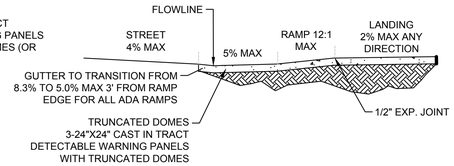
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29 INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

NO PARKING - FIRE LANE SIGN DETAIL
N.T.S.

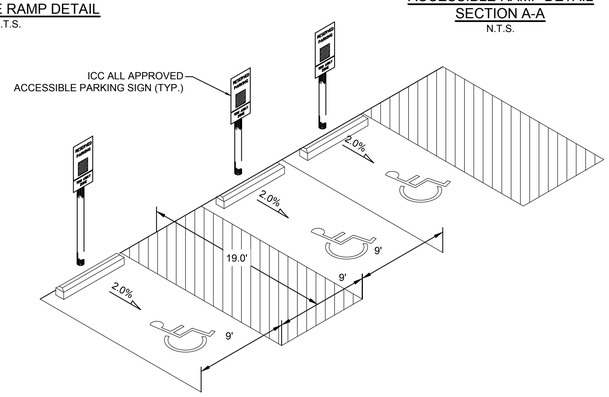




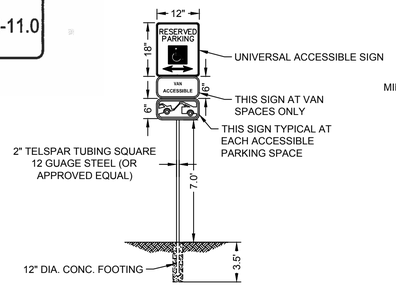
ACCESSIBLE RAMP DETAIL
N.T.S.

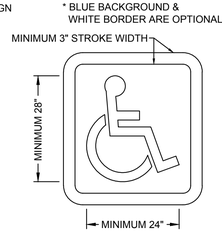


ACCESSIBLE RAMP DETAIL
SECTION A-A
N.T.S.



ACCESSIBLE PARKING DETAIL
N.T.S.





MUTCD FIGURE 3B.22
ONE PER SPACE
N.T.S.

WARE MALCOMB
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900 south broadway
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
DETAILS

NO	DATE	REMARKS
1	05.26.2021	SITE PLAN SUBMITTAL #1
2	09.03.2021	SITE PLAN SUBMITTAL #2
3	11.09.2021	SITE PLAN SUBMITTAL #3
4	12.21.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	2/16/22

SHEET
18
Sheet 18

NOT FOR CONSTRUCTION

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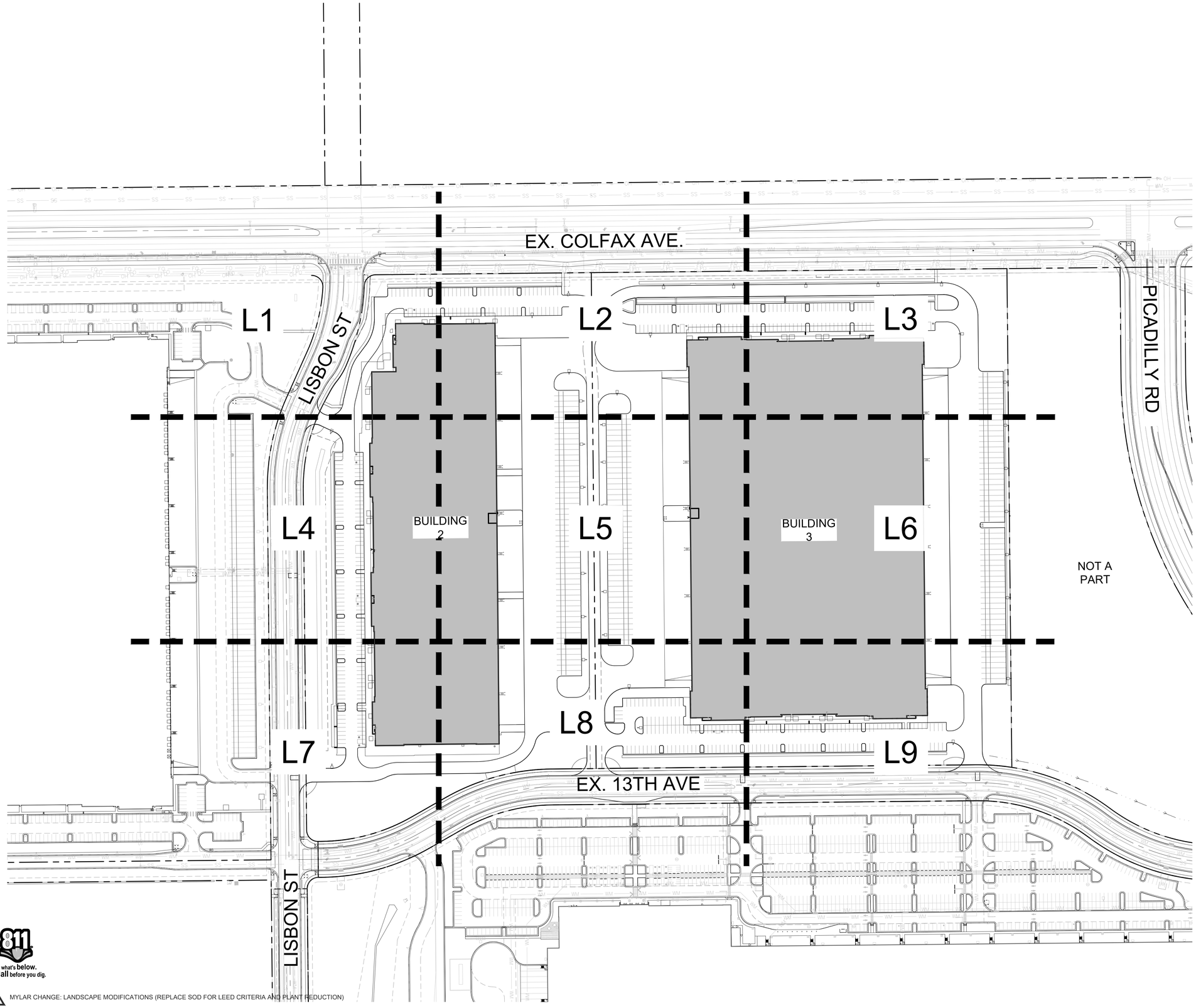

Know what's below. Call before you dig.

1 MYLAR CHANGE: LANDSCAPE MODIFICATIONS (REPLACE SOD FOR LEED CRITERIA AND PLANT REDUCTION)

LANDSCAPE SHEETS: NOT FOR CONSTRUCTION

LAI DESIGN GROUP

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777

Planning & Entitlements
Landscape Architecture
Architecture | Visual Media
Real Estate Advisory
www.LAIdesigngroup.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
OVERALL KEY MAP

NO.	DATE	REMARKS
1	06/29/2021	1ST REVISION
2	09/17/2021	2ND SUBMITTAL
3	11/09/2021	3RD SUBMITTAL
4	12/21/2021	1ST TECHNICAL SUBMITTAL
5	01/28/2022	2ND TECHNICAL SUBMITTAL
1	4/04/2023	MYLAR CHANGE #1

JOB NO.:	211038
PA / PM:	JC
DRAWN BY:	LAI
DATE:	04/04/2023
PLOT DATE:	04/04/2023

SHEET
L0
Sheet 19

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NOT PART OF PROJECT

RD

RD

RD

E. COLFAX AVE.
EX. 180' ROW

STREETSCAPE FOR COLFAX AVE. COVERED UNDER STAFFORD LOGISTICS CENTER PRELIMINARY PLAT DA#2170-03

49' COLFAX AVE. STREET BUFFER

STEEL EDGING, TYP.

ROCK MULCH, TYP.

10.00' UTILITY EASEMENT

1-BUFF
4-KNO
6-GLI
16-GLS
2-HAC
6-DBB
20-SEA
1-ESE
3-CBS
12-SEA
4-GND
1-ESE
3-BUF

10.00' UTILITY EASEMENT

26.00' FIRE LANE & UTILITY EASEMENT

10' LISBON ST. BUFFER

2-TCH
10-RTD
8-POT
3-BUF
6.00' WALK (TYP.)
MULCH UNDER TREE, TYP.
KNOX BOX
COBBLE, TYP.

MATCHLINE L2

PROPOSED SIGHT TRIANGLE (390' LEG LENGTH)

16-GLS
12-SEA
4-SBH
10-FRG
2-TCH
PICNIC TABLE, TYP. RE: J/D2
PROPOSED TRASH RECEPTACLE, TYP. RE: H/D2
ENHANCED PATIO SPACE

EXISTING STAFFORD BUILDING 1 DA#1362288

8-KNO
3-BUF
12-RTD
1-ABM
8-GLS
1-TCH

LISBON ST.
80' FUTURE ROW
(PRIVATE)

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 3 LOT 1, BLOCK 1 PROPOSED BUILDING 252,595 SQ. FT.

8' COBBLE BAND

BUILDING 2

12-FRG
1-SPR
13-CFL
15-YAM
1-CBS
5-BUF
2-SBH

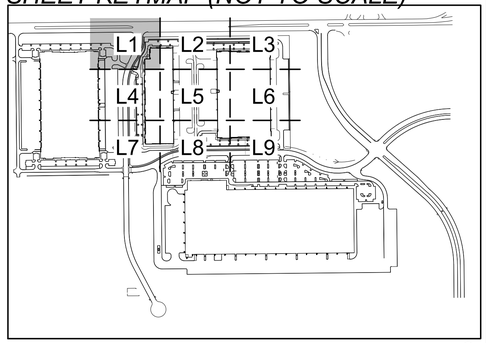
OWNERS:
NP STAFFORD LLC
AIN 1975-02-2-00-016

MATCHLINE L4

1 MYLAR CHANGE: LANDSCAPE MODIFICATIONS (REPLACE SOD FOR LEED CRITERIA AND PLANT REDUCTION)

LANDSCAPE SHEETS: NOT FOR CONSTRUCTION

SHEET KEYMAP (NOT TO SCALE)



NORTH

LANDSCAPE LEGEND

- PROPERTY BOUNDARY / ROW
- PROPOSED SIGN (RE: CIVIL)
- PROPOSED FIRE HYDRANT (RE:CIVIL)
- PROPOSED PICNIC TABLE
- PROPOSED BIKE RACK
- PROPOSED TRASH / RECYCLE RECEPTACLE
- PROPOSED SITE LIGHT FIXTURE
- PROPOSED BUILDING WALL MOUNTED LIGHT FIXTURE
- PROPOSED BOLLARD LIGHT
- SIGHT DISTANCE TRIANGLE
- ROLL TOP STEEL EDGE
- BOULDERS
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- CONCRETE SIDEWALK
- NATIVE SEED
- SOD
- PATIO / PLAZA DECORATIVE SCORED CONCRETE
- COBBLE (2-4" COBBLESTONE)

* NOTE:
1 ½" RIVER ROCK IN ALL BEDS UNLESS NOTED
WOOD MULCH UNDER ALL PERENNIALS

Know what's below. Call before you dig.

0' 30' 60'
GRAPHIC SCALE: 1" = 30'

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FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
LANDSCAPE PLAN

NO.	DATE	REMARKS
1	06/29/2021	1ST REVISION
2	09/27/2021	2ND SUBMITTAL
3	11/09/2021	3RD SUBMITTAL
4	12/21/2021	1ST TECHNICAL SUBMITTAL
5	01/28/2022	2ND TECHNICAL SUBMITTAL
1	4/04/2023	MYLAR CHANGE #1

JOB NO.:	211038
PA / PM:	JC
DRAWN BY:	LAI
DATE:	04/04/2023
PLOT DATE:	04/04/2023

SHEET
L1
Sheet 20

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E. COLFAX AVE.
EX. 180' ROW

STREETSCAPE FOR COLFAX AVE.
COVERED UNDER STAFFORD LOGISTICS CENTER PRELIMINARY PLAT DA#2170-03

30' COLFAX AVE. STREET BUFFER

30.00' UTILITY CORRIDOR

10.00' UTILITY EASEMENT

30.00' UTILITY CORRIDOR

MATCHLINE L1

MATCHLINE L3

MATCHLINE L5

LOT LINE

STEEL EDGING, TYP.

ROCK MULCH, TYP.

PROPOSED HYDRANT (TYP.)

PROPOSED CURB AND GUTTER (TYP.)

10.00' UTILITY EASEMENT

COBBLE, TYP.

3' COBBLE BAND, TYP.

10.00' UTILITY EASEMENT

PROPOSED HYDRANT (TYP.)

26.00' FIRE LANE AND UTILITY EASEMENT

26.00' ACCESS & UTILITY EASEMENT

PROPOSED STAIRS (TYP.)

26.00' FIRE LANE EASEMENT

12.00'

COBBLE BAND, TYP.

ENHANCED PATIO SPACE

PROPOSED TRASH RECEPTACLE
RE: H/D2

BENCH
RE: G/D2

MULCH UNDER TREE, TYP.

30.52'

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 3
LOT 1, BLOCK 1
PROPOSED BUILDING
252,595 SQ. FT.

BUILDING 2

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 3
LOT 2, BLOCK 1
PROPOSED BUILDING
436,726 SQ. FT.

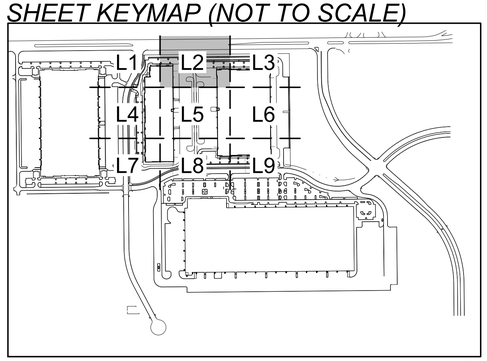
BUILDING 3

41-DBB
2-SHA
4-GND
3-BUF
1-ESE
2-HAC
19-SEA
45-MKL
2-SHA
6-AUS
4-GND
3-BUF
1-ESE
2-HAC
43-LOD
25-SEA
2-SHA
19-PFC
49-DBB
2-HAC
30-LOD
20-SEA
3-AUS
4-GND
3-BUF
1-ESE
4-BUF
1-ESE
4-GND
3-TCH
1-ESE
4-GND
6-PON
3-AUS
4-BUF
1-ESE
4-GND
1-TCH
4-BUF
1-ESE
4-GND
7-TCH
3-CBS
3-CBS
1 GLI
4-HAC
3-CBS

1 MYLAR CHANGE: LANDSCAPE MODIFICATIONS (REPLACE SOD FOR LEED CRITERIA AND PLANT REDUCTION)

LANDSCAPE SHEETS: NOT FOR CONSTRUCTION

SHEET KEYMAP (NOT TO SCALE)



LANDSCAPE LEGEND

- PROPERTY BOUNDARY / ROW
- PROPOSED SIGN (RE: CIVIL)
- PROPOSED FIRE HYDRANT (RE:CIVIL)
- PROPOSED PICNIC TABLE
- PROPOSED BIKE RACK
- PROPOSED TRASH / RECYCLE RECEPTACLE
- PROPOSED SITE LIGHT FIXTURE
- PROPOSED BUILDING WALL MOUNTED LIGHT FIXTURE
- PROPOSED BOLLARD LIGHT
- SIGHT DISTANCE TRIANGLE
- ROLL TOP STEEL EDGE
- BOULDERS
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- CONCRETE SIDEWALK
- NATIVE SEED
- SOD
- PATIO / PLAZA DECORATIVE SCORED CONCRETE
- COBBLE (2-4" COBBLESTONE)

* NOTE:
1 ½" RIVER ROCK IN ALL BEDS UNLESS NOTED
WOOD MULCH UNDER ALL PERENNIALS

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0' 30' 60'
GRAPHIC SCALE: 1" = 30'

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Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777

Planning & Entitlements
Landscape Architecture
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Real Estate Advisory
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FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
LANDSCAPE PLAN

NO.	DATE	REMARKS
1	06/29/2021	1ST REVISION
2	08/27/2021	2ND SUBMITTAL
3	11/09/2021	3RD SUBMITTAL
4	12/21/2021	1ST TECHNICAL SUBMITTAL
5	01/28/2022	2ND TECHNICAL SUBMITTAL
6	4/04/2023	MYLAR CHANGE #1

JOB NO.:	211038
PA / PM:	JC
DRAWN BY:	LAI
DATE:	04/04/2023
PLOT DATE:	04/04/2023

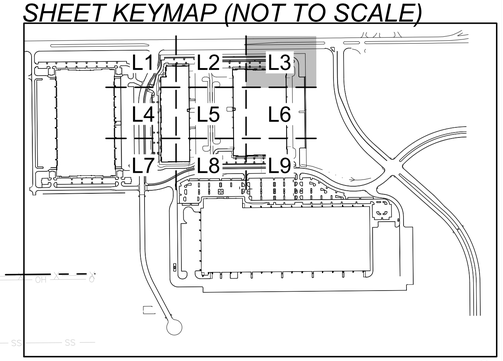
SHEET
L2
Sheet 21

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

SHEET KEYMAP (NOT TO SCALE)



E. COLFAX AVE.
EX. 180' ROW

STREETSCAPE FOR COLFAX AVE.
COVERED UNDER STAFFORD LOGISTICS
CENTER PRELIMINARY PLAT DA#2170-03

49'-1" COLFAX AVE. STREET BUFFER

30.00' UTILITY CORRIDOR

10.00' UTILITY EASEMENT

MATCHLINE L2

2-SHA | 2-HAC | 2-SHA | 47-DBB | 2-HAC | 2-SHA | 8-SEA | 3-AUS

17-LOD | 20-PFC | 47-MKL | 47-LOD | 20-SEA | 18-PFC | 43-LOD | 6-GLI

COBBLE BAND, TYP.
ROCK MULCH, TYP.

PROPOSED INTERNAL SIGHT TRIANGLE (115' LEG LENGTH)

4-GND | 1-ESE | 3-BUF

PROPOSED HYDRANT (TYP.)

10.00' UTILITY EASEMENT

26.00' FIRE LANE AND UTILITY EASEMENT

3' COBBLE BAND, TYP.

PROPOSED HYDRANT (TYP.)

3-GLI

4-BUF | 1-ESE | 4-GND

ENHANCED PATIO SPACE
KNOX BOX
PROPOSED TRASH RECEPTACLE RE: H/D2
BENCH RE: G/D2

PROPOSED ADA PATH (TYP.)

5.00' WALK (TYP.)

MULCH UNDER TREE, TYP.

PROPERTY LINE (TYP.)

10.00' UTILITY EASEMENT

3-AUS

PROPOSED INTERNAL SIGHT TRIANGLE (115' LEG LENGTH)

3-AUS

15-DBB | 3-ABS

PROPOSED OFFSITE DRAINAGE EASEMENT (WIDTH VARIES) (TO BE DEDICATED BY SEPARATE DOCUMENT)

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 3
LOT 2, BLOCK 1
PROPOSED BUILDING
436,726 SQ. FT.

BUILDING 3

26.00' FIRE LANE AND UTILITY EASEMENT

5-BEM

PROPOSED STAIRS (TYP.)

1-ABS

MATCHLINE L6

1 MYLAR CHANGE: LANDSCAPE MODIFICATIONS (REPLACE SOD FOR LEED CRITERIA AND PLANT REDUCTION)

LANDSCAPE SHEETS: NOT FOR CONSTRUCTION

LANDSCAPE LEGEND

- PROPERTY BOUNDARY / ROW
- PROPOSED SIGN (RE: CIVIL)
- PROPOSED FIRE HYDRANT (RE:CIVIL)
- PROPOSED PICNIC TABLE
- PROPOSED BIKE RACK
- PROPOSED TRASH / RECYCLE RECEPTACLE
- PROPOSED SITE LIGHT FIXTURE
- PROPOSED BUILDING WALL MOUNTED LIGHT FIXTURE
- PROPOSED BOLLARD LIGHT
- SIGHT DISTANCE TRIANGLE
- ROLL TOP STEEL EDGE
- BOULDERS
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- CONCRETE SIDEWALK
- NATIVE SEED
- SOD
- PATIO / PLAZA DECORATIVE SCORED CONCRETE
- COBBLE (2-4" COBBLESTONE)

* NOTE:
1 ½" RIVER ROCK IN ALL BEDS UNLESS NOTED
WOOD MULCH UNDER ALL PERENNIALS

Know what's below. Call before you dig.

0' 30' 60'
GRAPHIC SCALE: 1" = 30'

NORTH

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LANDSCAPE PLAN

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1	4/04/2023	MYLAR CHANGE #1

JOB NO.:	211038
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DATE:	04/04/2023
PLOT DATE:	04/04/2023

SHEET
L3
Sheet 22

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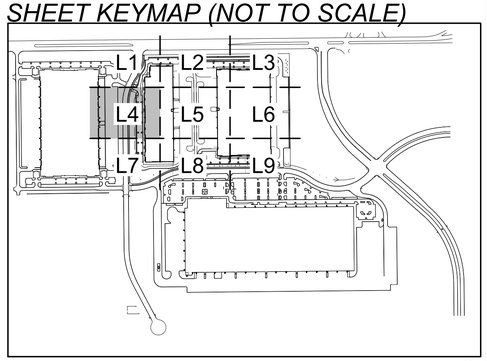
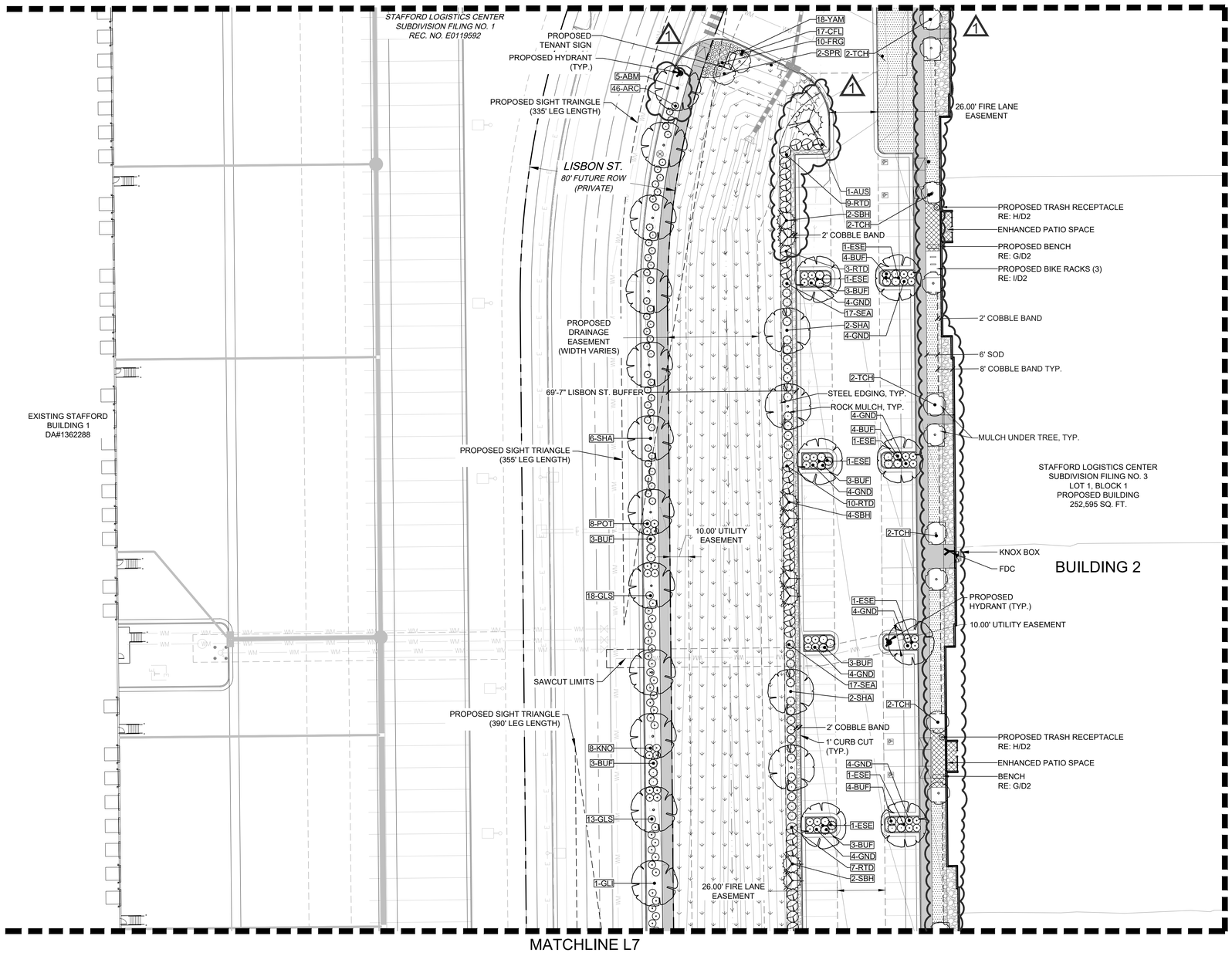


MATCHLINE L1



LANDSCAPE LEGEND

- PROPERTY BOUNDARY / ROW
- PROPOSED SIGN (RE: CIVIL)
- PROPOSED FIRE HYDRANT (RE:CIVIL)
- PROPOSED PICNIC TABLE
- PROPOSED BIKE RACK
- PROPOSED TRASH / RECYCLE RECEPTACLE
- PROPOSED SITE LIGHT FIXTURE
- PROPOSED BUILDING WALL MOUNTED LIGHT FIXTURE
- PROPOSED BOLLARD LIGHT
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- BOULDERS
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- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- CONCRETE SIDEWALK
- NATIVE SEED
- SOD
- PATIO / PLAZA DECORATIVE SCORED CONCRETE
- COBBLE (2-4" COBBLESTONE)

* NOTE:
1 ½" RIVER ROCK IN ALL BEDS UNLESS NOTED
WOOD MULCH UNDER ALL PERENNIALS

1 MYLAR CHANGE: LANDSCAPE MODIFICATIONS (REPLACE SOD FOR LEED CRITERIA AND PLANT REDUCTION)

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SHEET
L4
Sheet 23

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MATCHLINE L2

MATCHLINE L4

MATCHLINE L6

MATCHLINE L8

1

26.00' ACCESS & UTILITY EASEMENT

4-ESE

4-HAC

26.00' FIRE LANE EASEMENT

PROPOSED STAIRS (TYP.)

60.00'

70.00'

26.00'

16.00' UTILITY EASEMENT

KNOX BOX

FDC

4-ESE

16.00' UTILITY EASEMENT

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 3 LOT 1, BLOCK 1 PROPOSED BUILDING 252,595 SQ. FT.

PROPOSED HYDRANT (TYP.)

16.00' UTILITY EASEMENT

PROPOSED CURB AND GUTTER (TYP.)

8-HAC

BUILDING 2

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 3 LOT 2, BLOCK 1 PROPOSED BUILDING 436,726 SQ. FT.

PROPOSED HYDRANT (TYP.)

BUILDING 3

LOT LINE

2-ESE

2-ESE

60.00'

26.00' ACCESS & UTILITY EASEMENT

12.00' (TYP.)

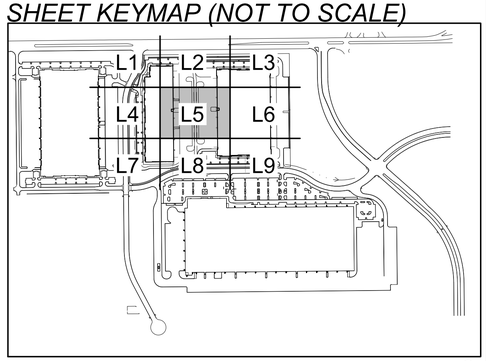
26.00' FIRE LANE EASEMENT

SD

WM

OH

SHEET KEYMAP (NOT TO SCALE)



NORTH

LANDSCAPE LEGEND

- PROPERTY BOUNDARY / ROW
- PROPOSED SIGN (RE: CIVIL)
- PROPOSED FIRE HYDRANT (RE:CIVIL)
- PROPOSED PICNIC TABLE
- PROPOSED BIKE RACK
- PROPOSED TRASH / RECYCLE RECEPTACLE
- PROPOSED SITE LIGHT FIXTURE
- PROPOSED BUILDING WALL MOUNTED LIGHT FIXTURE
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- CONCRETE SIDEWALK
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- SOD
- PATIO / PLAZA DECORATIVE SCORED CONCRETE
- COBBLE (2-4" COBBLESTONE)

* NOTE:
1 ½" RIVER ROCK IN ALL BEDS UNLESS NOTED WOOD MULCH UNDER ALL PERENNIALS

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0' 30' 60'

GRAPHIC SCALE: 1" = 30'

NORTH

1 MYLAR CHANGE: LANDSCAPE MODIFICATIONS (REPLACE SOD FOR LEED CRITERIA AND PLANT REDUCTION)

LANDSCAPE SHEETS: NOT FOR CONSTRUCTION

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STAFFORD LOGISTICS CENTER FILING NO. 3

LANDSCAPE PLAN

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SHEET
L5
Sheet 24

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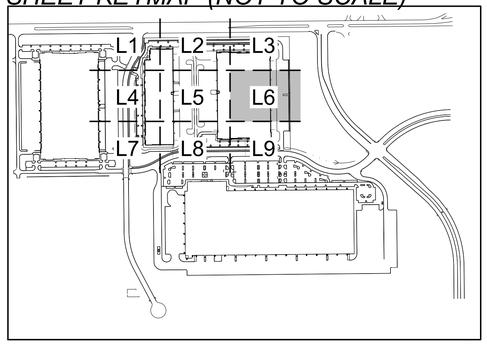

MATCHLINE L3

MATCHLINE L5

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 3
LOT 2, BLOCK 1
PROPOSED BUILDING
436,726 SQ. FT.

BUILDING 3

UNPLATTED

OWNERS:
STAFFORD FAMILY LLC
AIN 1975-02-1-00-004

15-DBB
3-ABS
5-BEM
12.00' (TYP.)
10.00' UTILITY EASEMENT
PROPOSED HYDRANT (TYP.)
PROPOSED CURB AND GUTTER (TYP.)
PROPOSED STAIRS (TYP.)
PROPOSED CURB AND GUTTER (TYP.)
2-BEM

UNPLATTED

OWNERS:
STAFFORD FAMILY LLC
AIN 1975-02-1-00-004

MATCHLINE L9

LANDSCAPE LEGEND

- PROPERTY BOUNDARY / ROW
- PROPOSED SIGN (RE: CIVIL)
- PROPOSED FIRE HYDRANT (RE:CIVIL)
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SHEET
L6
Sheet 25

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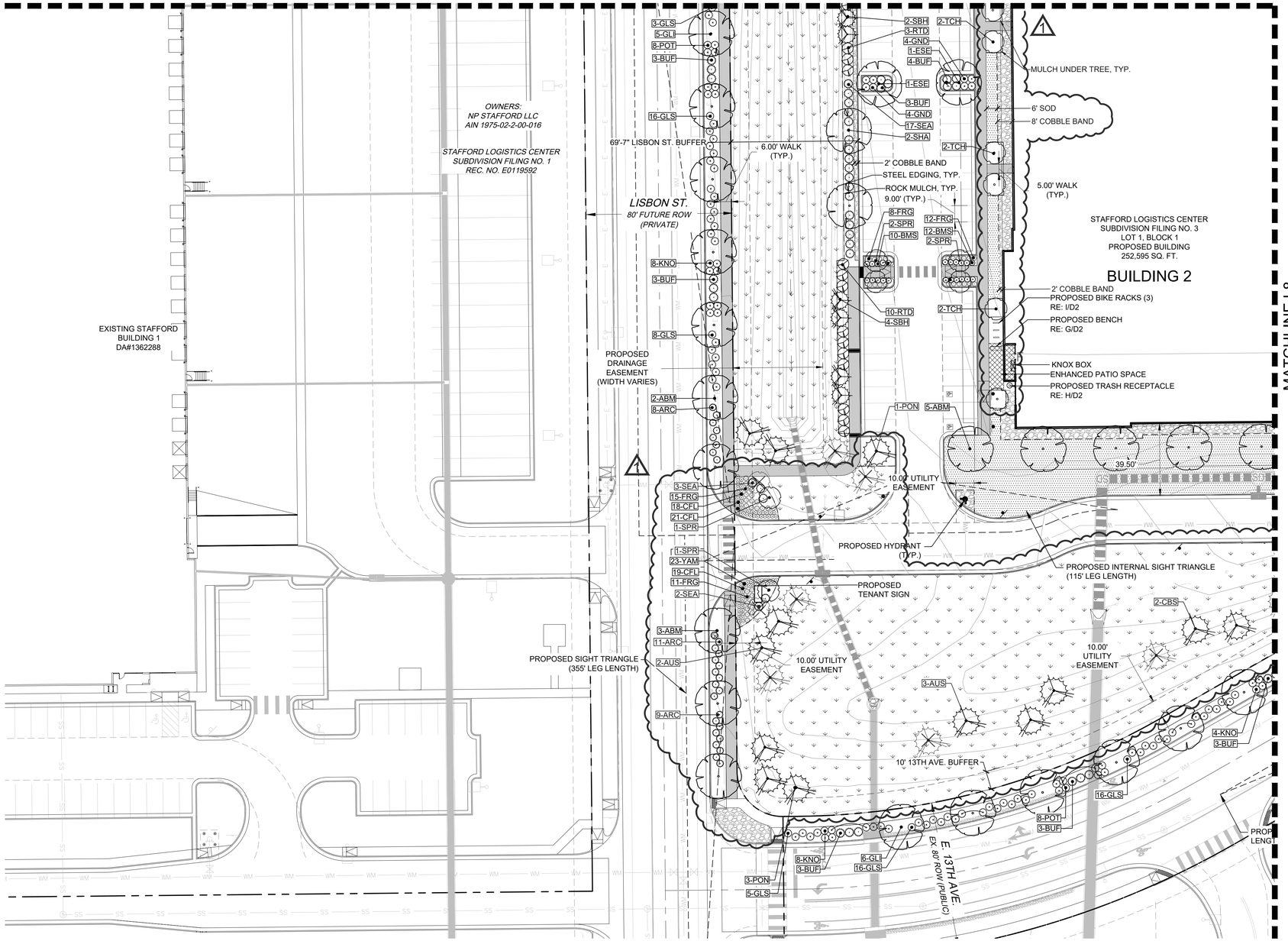
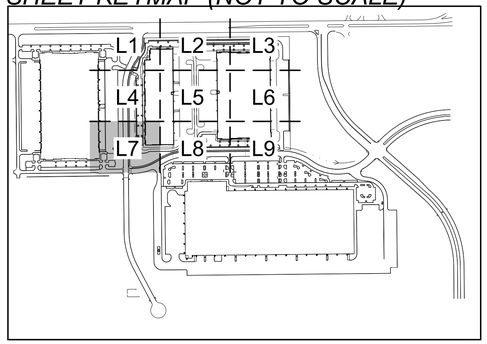
MATCHLINE L4



SHEET KEYMAP (NOT TO SCALE)



LANDSCAPE LEGEND

- PROPERTY BOUNDARY / ROW
- PROPOSED SIGN (RE: CIVIL)
- PROPOSED FIRE HYDRANT (RE:CIVIL)
- PROPOSED PICNIC TABLE
- PROPOSED BIKE RACK
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- COBBLE (2-4" COBBLESTONE)

* NOTE:
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NORTH

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SHEET L7

Sheet 26

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MATCHLINE L5

MATCHLINE L7

MATCHLINE L9

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 3
LOT 1, BLOCK 1
PROPOSED BUILDING
252,595 SQ. FT.

BUILDING 2

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 3
LOT 2, BLOCK 1
PROPOSED BUILDING
436,726 SQ. FT.

BUILDING 3

55.00' (TYP.)

PROPOSED CURB AND GUTTER (TYP.)

26.00' FIRE LANE EASEMENT

PROPOSED STAIRS (TYP.)

PROPOSED INTERNAL SIGHT TRIANGLE (115' LEG LENGTH)

26.00' ACCESS & UTILITY EASEMENT

10.00' UTILITY EASEMENT

26.00' FIRE LANE & UTILITY EASEMENT

PROPOSED HYDRANT (TYP.)

PROPOSED INTERNAL SIGHT TRIANGLE (115' LEG LENGTH)

26.00' FIRE LANE EASEMENT

COBBLE BAND, TYP.

PROPOSED BIKE RACKS (4)
RE: I/D1

PROPOSED BENCH
RE: G/D2

PROPOSED TRASH RECEPTACLE
RE: H/D2

ENHANCED PATIO SPACE

6.00' WALK (TYP.)

PROPOSED ADA PATH (TYP.)

10.00' UTILITY EASEMENT

PROPOSED HYDRANT (TYP.)

30'-7" 13TH AVE. BUFFER

PROPOSED TENANT SIGN

PROPERTY LINE, TYP.

RIVER ROCK, TYP.

EX. 80' ROW (PUBLIC) E. 13TH AVE.

PROPOSED SIGHT TRIANGLE (355' LEG LENGTH)

26.00' FIRE LANE AND UTILITY EASEMENT

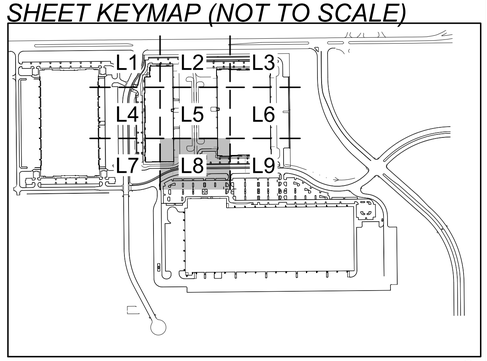
ROCK MULCH, TYP.

PROPOSED SIGHT TRIANGLE (390' LEG LENGTH)

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 2
EDN 221092

3-CBS 2-HAC 2-AUS 1-ESE 14-BUF 18-BUF 4-GND 4-BUF 1-CBS 22-MKL 3-BUF 1-AUS 9-CFL 11-YAM 1-SPR 2-BEM 18-FRG 15-RTD 13-FRG 6-GLS 3-ARC 4-SHA 8-ARC 8-POT 16-GLS 3-GLI 8-KNO 13-GLS 4-ABM 12-SEA 36-FRG 1-BEM 3-AUS 2-SHA 8-GLS 14-GLS 6-ABM 4-KNO

SHEET KEYMAP (NOT TO SCALE)



NORTH

LANDSCAPE LEGEND

- PROPERTY BOUNDARY / ROW
- PROPOSED SIGN (RE: CIVIL)
- PROPOSED FIRE HYDRANT (RE:CIVIL)
- PROPOSED PICNIC TABLE
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- ORNAMENTAL GRASS
- PERENNIALS
- CONCRETE SIDEWALK
- NATIVE SEED
- SOD
- PATIO / PLAZA DECORATIVE SCORED CONCRETE
- COBBLE (2-4" COBBLESTONE)

* NOTE:
1 ½" RIVER ROCK IN ALL BEDS UNLESS NOTED
WOOD MULCH UNDER ALL PERENNIALS

Know what's below. Call before you dig.

0' 30' 60'
GRAPHIC SCALE: 1" = 30'

NORTH

1 MYLAR CHANGE: LANDSCAPE MODIFICATIONS (REPLACE SOD FOR LEED CRITERIA AND PLANT REDUCTION)

LANDSCAPE SHEETS: NOT FOR CONSTRUCTION

LAI DESIGN GROUP
88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777

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Landscape Architecture
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FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER FILING NO. 3

LANDSCAPE PLAN

NO.	DATE	REMARKS
1	05/27/2021	1ST REVISION
2	09/17/2021	2ND SUBMITTAL
3	11/08/2021	3RD SUBMITTAL
4	12/21/2021	1ST TECHNICAL SUBMITTAL
5	01/28/2022	2ND TECHNICAL SUBMITTAL
1	4/04/2023	MYLAR CHANGE #1

JOB NO.:	211038
PA / PM:	JC
DRAWN BY:	LAI
DATE:	04/04/2023
PLOT DATE:	04/04/2023

SHEET
L8
Sheet 27

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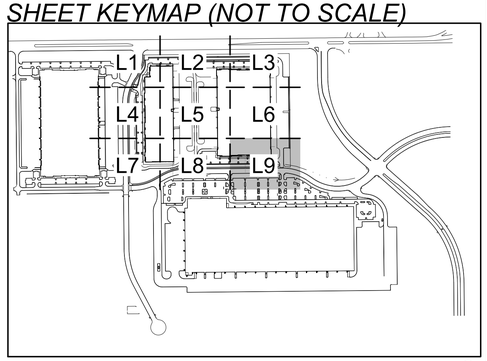
SHEET KEYMAP (NOT TO SCALE)



NORTH

MATCHLINE L6

MATCHLINE L8

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 3
LOT 2, BLOCK 1
PROPOSED BUILDING
436,726 SQ. FT.

BUILDING 3

KNOX BOX

MULCH UNDER TREE, TYP.

8' COBBLE BAND

6' SOD

3'-8½" COBBLE BAND

5.00' WALK (TYP.)

PROPOSED BIKE RACKS (4)
RE: I/D2

PROPOSED BENCH
RE: G/D2

PROPOSED TRASH RECEPTACLE
RE: H/D2

ENHANCED PATIO SPACE

ADA ACCESSIBLE CROSS WALK (TYP.)

PROPOSED INTERNAL SIGHT TRIANGLE (115' LEG LENGTH)

26.00' FIRE LANE AND UTILITY EASEMENT

PROPOSED OFFSITE DRAINAGE EASEMENT (WIDTH VARIES) (TO BE DEDICATED BY SEPARATE DOCUMENT)

10.00' UTILITY EASEMENT

PROPOSED INTERNAL SIGHT TRIANGLE (115' LEG LENGTH)

PROPERTY LINE (TYP.)

PROPOSED TENANT SIGN

STEEL EDGING TYP.

ROCK MULCH, TYP.

PROPOSED SIGHT TRIANGLE (355' LEG LENGTH)

19.00' ADA

26.00' FIRE LANE EASEMENT

30'-7" 13TH AVE. BUFFER

10.00' UTILITY EASEMENT

EXISTING HYDRANT, TYP

SAWCUT LIMITS

E. 13TH AVE.
EX. 80' ROW (PUBLIC)

PROPOSED SIGHT TRIANGLE (390' LEG LENGTH)

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 2
EDN 221092

LANDSCAPE LEGEND

- PROPERTY BOUNDARY / ROW
- PROPOSED SIGN (RE: CIVIL)
- PROPOSED FIRE HYDRANT (RE:CIVIL)
- PROPOSED PICNIC TABLE
- PROPOSED BIKE RACK
- PROPOSED TRASH / RECYCLE RECEPTACLE
- PROPOSED SITE LIGHT FIXTURE
- PROPOSED BUILDING WALL MOUNTED LIGHT FIXTURE
- PROPOSED BOLLARD LIGHT
- SIGHT DISTANCE TRIANGLE
- ROLL TOP STEEL EDGE
- BOULDERS
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- CONCRETE SIDEWALK
- NATIVE SEED
- SOD
- PATIO / PLAZA DECORATIVE SCORED CONCRETE
- COBBLE (2-4" COBBLESTONE)

* NOTE:
1 ½" RIVER ROCK IN ALL BEDS UNLESS NOTED
WOOD MUCH UNDER ALL PERENNIALS

Know what's below. Call before you dig.

0' 30' 60'
GRAPHIC SCALE: 1" = 30'

NORTH

1 MYLAR CHANGE: LANDSCAPE MODIFICATIONS (REPLACE SOD FOR LEED CRITERIA AND PLANT REDUCTION)

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3.	11/09/2021	3RD SUBMITTAL
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1	4/04/2023	MYLAR CHANGE #1

JOB NO.:	211038
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DATE:	04/04/2023
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SHEET
L9
Sheet 28

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PLANTING SCHEDULE:

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS TREES					
ABM	32	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.5" CAL.	MED
ESE	55	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BEIBERICH'	2.5" CAL.	LOW
GLI	35	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5" CAL.	MED
HAC	30	WESTERN HACKBERRY	CELTIS OCCIDENTALIS'	2.5" CAL.	LOW
SHA	33	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2.5" CAL.	LOW
ORNAMENTAL TREES					
ABS	24	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	6' CLUMP	LOW
SPR	22	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2" CAL.	LOW
TCH	40	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL.	LOW
EVERGREEN TREES					
AUS	47	AUSTRIAN PINE	PINUS EDULIS	6' HT. MIN.	LOW
BEM	41	EMERALD ARROW BOSNIAN PINE	PINUS LEUCODERMIS 'EMERALD ARROW'	6' HT. MIN.	MED
CBS	32	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT. MIN.	LOW
SBH	20	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6' HT. MIN.	LOW
PON	12	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN.	LOW
EVERGREEN SHRUBS					
BUF	213	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL	LOW
PFC	57	COMPACT PFITZER	JUNIPERUS X MEDIA 'PFITZERANA COMPACT'	5 GAL	LOW
SEA	205	SEA GREEN MINT JULEP	JUNIPERUS X MEDIA 'SEA GREEN'	5 GAL	LOW
ARC	93	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL	LOW
DECIDUOUS SHRUBS					
BMS	44	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL	LOW
DBB	263	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL	LOW
GLS	265	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GROW-LOW'	5 GAL	MED
GND	156	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL	MED
KNO	72	KNOCKOUT ROSE	ROSA 'RADRAZZ'	5 GAL	LOW
LOD	180	LODENSE PRIVET	LIGUSTRUM VOLGARE 'LODENSE'	5 GAL	LOW
MKL	182	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL	LOW
POT	64	YELLOW POTENTILLA	POTENTILLA FRUTICOSA	5 GAL	MED
RTD	124	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	5 GAL	LOW
ORNAMENTAL GRASSES #1 OR #5					
FRG	184	KARL FOERSTER FEATHER REED GRASS	C. ACUTIFLORA 'KARL FOERSTER'	1 GAL	LOW
PERENNIALS #1					
CFL	102	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL	LOW
YAM	116	MOONSHINE YARROW	ACHILLEA MOONSHINE	1 GAL	LOW

TYPICAL PLANTING EQUIVALENT TABLE:

1 TREE EQUIVALENT	1	2.5" DECIDUOUS SHADE TREE
	1	2" DECIDUOUS SHADE TREE
	1	2" ORNAMENTAL TREE
	1	6' EVERGREEN TREE
	12	# 5 DECIDUOUS AND/OR EVERGREEN SHRUB / 2.5" TREE
	10	# 5 DECIDUOUS AND/OR EVERGREEN SHRUB / 2" TREE
1 SHURB EQUIVALENT	3	# 1 PERENNIALS
	3	# 1 ORNAMENTAL GRASSES
	10	# 5 SHRUBS PER 2" TREE EQUIVALENT
	12	# 5 SHRUB PER 2.5" TREE EQUIVALENT

1

LANDSCAPE DATA:

SITE DATA:	AREA IN SF:	%
TOTAL SITE AREA (40.05 AC)	1,744,529.5 SF	100%
SITE COVERAGE LOT 1 BLOCK 1 (16.59 ac)	722,480.6 SF	41%
BUILDING COVERAGE LOT 1	252,595.0 SF	35%
HARD SURFACE AREA (DOES NOT INCLUDE BUILDING COVERAGE)	286,944,6 SF	40%
LANDSCAPE AREA	181,094.02 SF	25%
LANDSCAPE AREA	181,094.02 SF	100%
MAX % OF COOL SEASON GRASSES ALLOWED	60,370.5 SF	33%
% OF COOL SEASON GRASSES PROVIDED	29,949.04 SF	16%
NATIVE SEED AREA (WITH AND WITHOUT PLANTING BEDS)	121,655.52 SF	67%
PLANTING AREA (MULCHED BEDS / NON-SEED)	17,353.50 SF	10%
COBBLE (NON-PLANTED)	12116.72 SF	7%

SITE DATA:	AREA IN SF:	%
TOTAL SITE AREA (40.05 AC)	1,744,529.5 SF	100%
SITE COVERAGE LOT 2 BLOCK 1 (23.46 ac)	1,022,048.9 SF	59%
BUILDING COVERAGE LOT 2	436,726.0 SF	43%
HARD SURFACE AREA (DOES NOT INCLUDE BUILDING COVERAGE)	424,195.1 SF	42%
LANDSCAPE AREA	159974.03 SF	16%
LANDSCAPE AREA	159974.03 SF	100%
MAX % OF COOL SEASON GRASSES ALLOWED	53,172.2 SF	33%
% OF COOL SEASON GRASSES PROVIDED	32934.85 SF	21%
NATIVE SEED AREA (WITH AND WITHOUT PLANTING BEDS)	78,575.19 SF	49%
PLANTING AREA (MULCHED BEDS / NON-SEED)	26,676.15 SF	17%
COBBLE (NON-PLANTED)	21802.66 SF	14%

LOT 1 BUILDING 2 ELEVATION LANDSCAPE COVERAGE:

ELEVATION	ELEVATION LENGTH	TREES REQUIRED (1 PER 40 LF OR EQUIVALENT)	TREES PROVIDED
NORTH	222'-0"	6	6
SOUTH	276'-0"	7	7
WEST	940'-0"	24	24

LOT 2 BUILDING 3 ELEVATION LANDSCAPE COVERAGE:

ELEVATION	ELEVATION LENGTH	TREES REQUIRED (1 PER 40 LF OR EQUIVALENT)	TREES PROVIDED
NORTH	528'-0"	13	13*
SOUTH	528'-0"	13	13*

*INCLUDES PARKING ISLANDS

BUFFER & STREETSCAPE TABLE:

LABEL / BUFFER TYPE	WIDTH REQUIRED	WIDTH PROVIDED	LENGTH	SQ. FT.	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
13TH AVE PUBLIC R.O.W. (STREET BUFFER & PARKING SCREEN)	10'-0"	30'-0"	1435'-0"	NA	1 TREE PER 40 LF = 36 TREES	39	10 SHRUBS PER 40 LF = 359	375 (339 SHRUBS + 36 TREE EQ.)
13TH AVE PUBLIC R.O.W. (CURBSIDE LANDSCAPE)	8'-0"	8'-6"	1311-0"	12,208 SF	1 TREE PER 40 LF = 33 TREES	32	1 SHRUB PER 40 SF = 294	294
LISBON ST. (STREET BUFFER & PARKING SCREEN)	10'-0"	69'-0"	1193'-0"	NA	1 TREE PER 40 LF = 30 TREES	38	10 SHRUBS PER 40 LF = 298	310 (286 SHRUBS + 24 TREE EQ.)
LISBON ST. (CURBSIDE LANDSCAPE)	8'-0"	8'-6"	1098'-0"	9511.0	1 TREE PER 40 LF = 27 TREES	29	10 SHRUBS PER 40 SF = 238	238
COLFAX AVE (SOUTH STREET BUFFER)	25'-0"	30'-0"	1418'-0"	NA	1 TREE PER 40 LF = 36 TREES	38	10 SHRUBS PER 40 LF = 355	390 (342 SHRUBS + 48 TREE EQ.)
COLFAX AVE (CURBSIDE LANDSCAPE) *	10'-0"	10'-0"	1381'-0"	NA	1 TREE PER 40 LF = 35 TREES	-	NA	NA
PA-3 EAST BUFFER	10'-0"	10'-0"	703'-0"	NA	1 TREE PER 40 LF = 18 TREES	-	10 SHRUBS PER 40 LF =176	180 (120 SHRUBS + 6 TREE EQ.)

*REFER TO STAFFORD LOGISTICS CENTER PRELIMINARY PLAT DA# 2170-03

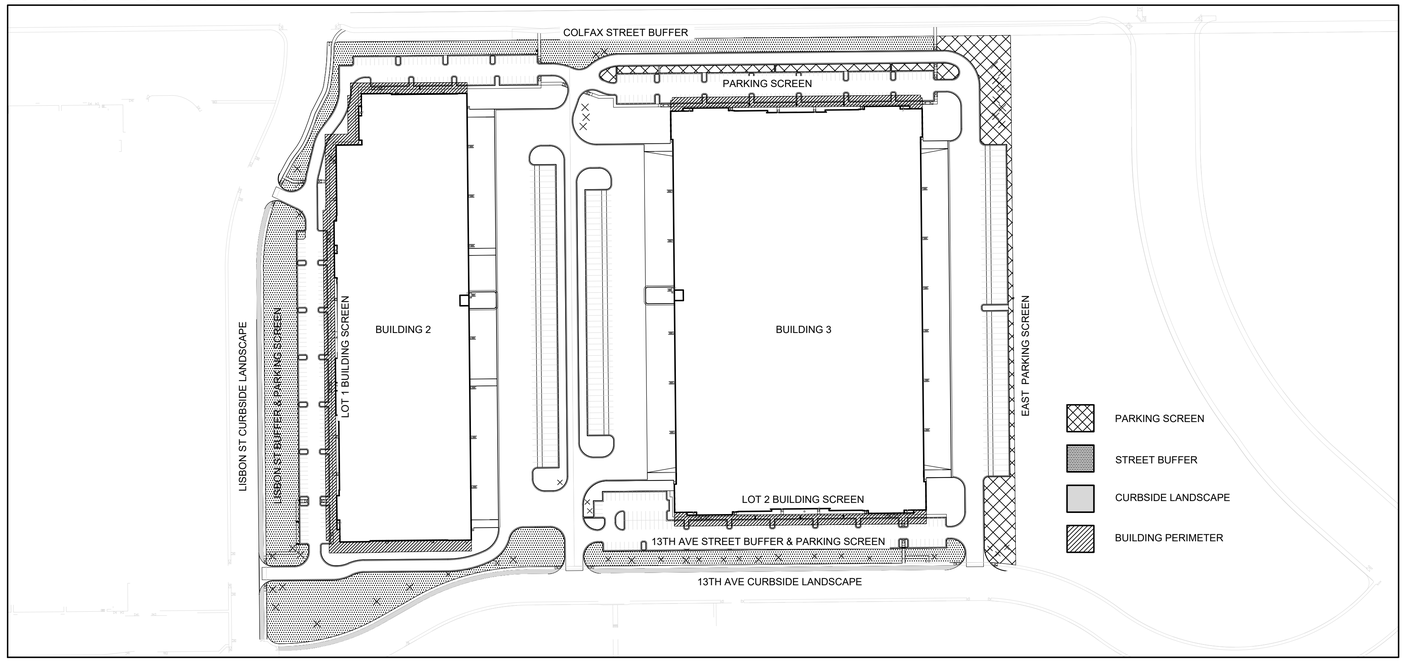
1 MYLAR CHANGE: LANDSCAPE MODIFICATIONS (REPLACE SOD FOR LEED CRITERIA AND PLANT REDUCTION)

TYPICAL LANDSCAPE NOTES:

1. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER, ROTOTILL TO A MINIMUM DEPTH OF 6 (SIX) INCHES.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN THE UNIFIED DEVELOPMENT ORDINANCE (UDO) MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
4. VEHICULAR DRIVES WILL BE CONCRETE OR ASPHALT, PLAZAS WILL BE CONCRETE OR PAVERS, WALKS WILL BE CONCRETE OR CRUSHER FINES, PLEASE REFER TO ENGINEERING SITE PLANS FOR TRAILS MATERIAL TYPES.
5. MULCH TO BE SHREDDED WOOD MULCH OR RIVER ROCK.
6. ALL LANDSCAPE BEDS SHALL BE MULCHED WITH RIVER ROCK TO A DEPTH OF THREE (3) INCHES MINIMUM WITH LANDSCAPE FABRIC. ALL UNPLANTED AREAS TO BE COBBLE. TREE RINGS AND PERENNIAL BEDS ARE TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF THREE (3) INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
7. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF/NATIVE AREAS. STEEL EDGER SHALL BE ROLL TOP EDGE / GALVANIZED 1/4" X 6" DEEP.
8. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
9. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM THE FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
10. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

* PLEASE REFER TO LANDSCAPE PLANS FOR MATERIAL TYPES.

LANDSCAPE BUFFER PLAN



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SHEET
D1
Sheet 29

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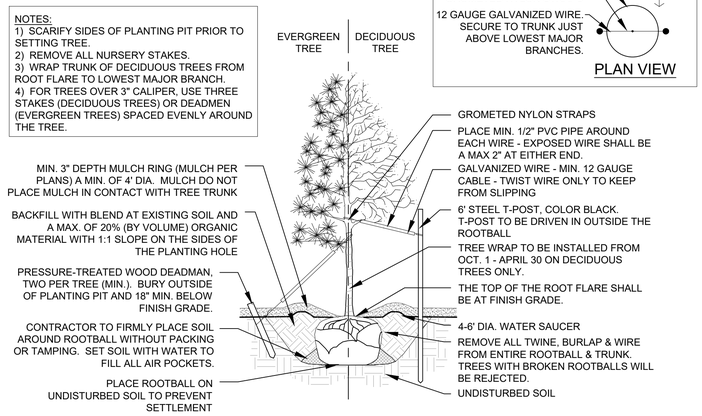
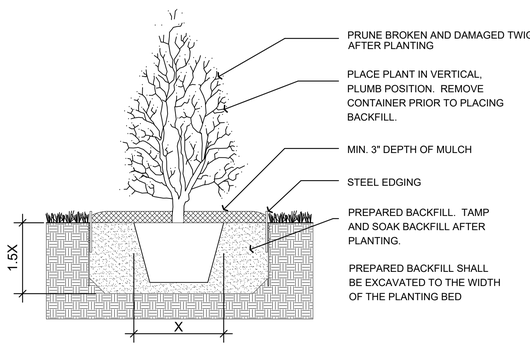
NOTES:
1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2) REMOVE ALL NURSERY STAKES.
3) WRAP TRUNK OF DECIDUOUS TREES FROM ROOT FLARE TO LOWEST MAJOR BRANCH.
4) FOR TREES OVER 3" CALIPER, USE THREE STAKES (DECIDUOUS TREES) OR DEADMEN (EVERGREEN TREES) SPACED EVENLY AROUND THE TREE.

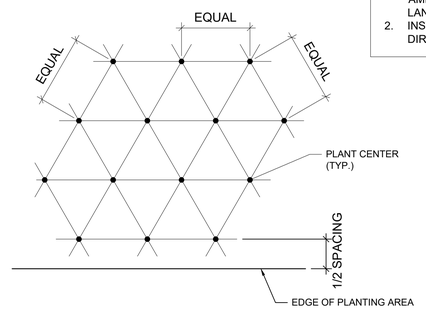


A DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



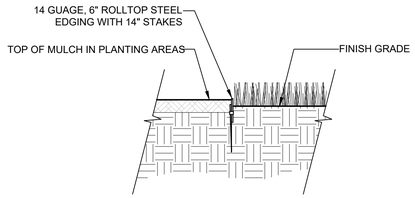
B SHRUB PLANTING DETAIL
SCALE: NTS

SITE AMENITITES NOTES:
1. ALL SUBSTITUTIONS FOR SITE AMENITIES MUST BE APPROVED BY LANDSCAPE ARCHITECT.
2. INSTALLATION PER MANUFACTURER'S DIRECTION.



NOTE: ALL PLANTS TO BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING OF PLANTS.

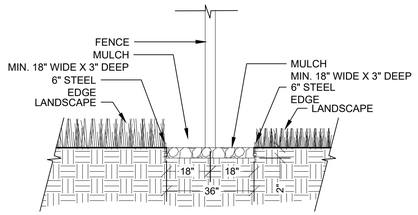
C PLANT SPACING DETAIL
SCALE: NTS



NOTES:

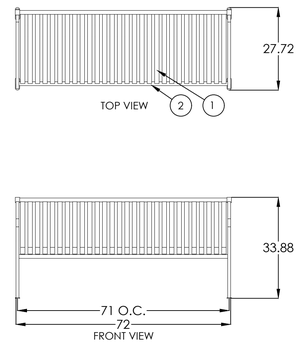
CONTRACTOR TO STAKE OUT EDGING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL EDGING TO BE IN CONSISTENT STRAIGHT OR CURVED ALIGNMENT.

D STEEL EDGE DETAIL
SCALE: NTS

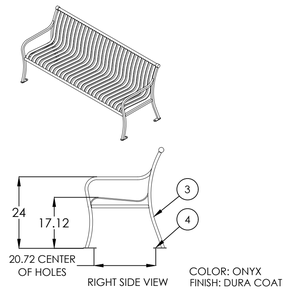


E MOW STRIP @ FENCE
SCALE: NTS

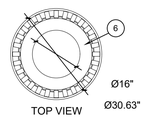
F NOT USED
SCALE: NTS



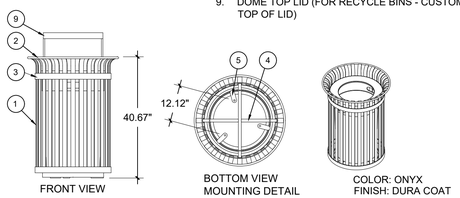
MATERIALS LIST
(1) SEAT STRAPS - 5/16" X 1 1/2" STEEL FLAT BAR
(2) SUPPORT PIPES - 1.315" X .133" STEEL PIPE
(3) END UNITS - 1" SQUARE SOLID STEEL BAR
(4) (4) SURFACE MOUNT PLATES - 1/4" X 1 1/2" STAINLESS STEEL PLATE WITH 9/16" MOUNTING HOLE
(5) MOUNTED WITH FOUR 1/2" X 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)



G BACKED BENCH - CITYVIEW (CV1-1000) - QTY: 7
SCALE: NTS

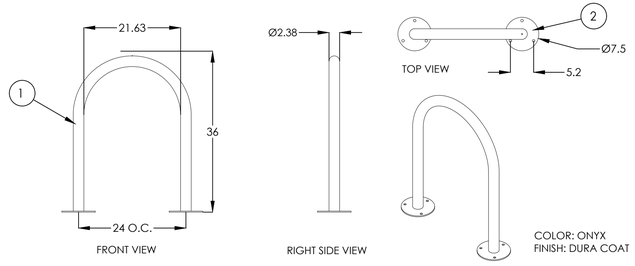


MATERIAL LIST
1. VERTICAL STRAPS $\frac{5}{16}$" x 1$\frac{1}{2}$" STEEL FLAT BAR
2. TOP RING Ø$\frac{5}{16}$" STEEL ROUND BAR
3. SUPPORT RINGS $\frac{1}{4}$" x 2" STEEL FLAT BAR
4. SUPPORT BARS $\frac{1}{4}$" x 1" STEEL FLAT BAR
5. SURFACE MOUNT PLATES $\frac{1}{4}$" x 1$\frac{1}{2}$" STAINLESS STEEL PLATE WITH $\frac{9}{16}$" MOUNTING HOLE
6. LID Ø24" x 0.075" WALL STEEL LID ATTACHED TO BASKET WITH STAINLESS STEEL AIRLINE CABLE
7. MOUNTED WITH THREE Ø$\frac{1}{2}$" x 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)
8. 40 GALLON RIGID PLASTIC LINER WITH HANDLES INCLUDED
9. DOME TOP LID (FOR RECYCLE BINS - CUSTOM "RECYCLE ONLY" ON TOP OF LID)

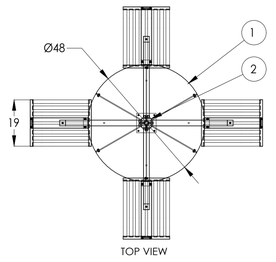


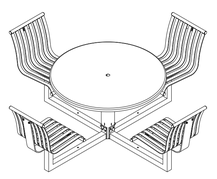
H TRASH RECEPTACLE - CITYVIEW (CV2-1000) - QTY:8
SCALE: NTS

MATERIALS LIST
1. TUBING - Ø 2$\frac{3}{8}$" X .154" WALL STEEL TUBING
2. SURFACE PLATE - Ø 7$\frac{1}{2}$ X $\frac{1}{4}$" THICK STEEL PLATE WITH THREE Ø $\frac{9}{16}$" MOUNTING HOLES
3. MOUNTED WITH SIX Ø $\frac{1}{2}$" X 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)

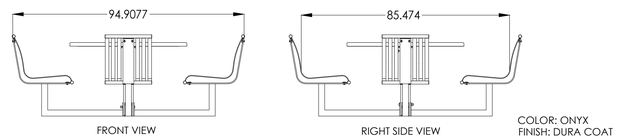


I BIKE RACK - HW236-17IF(SF) - QTY:15
SCALE: NTS





MATERIALS LIST:
(1) TABLE TOP - 12 GA. X 48" STAINLESS STEEL
(2) TABLE TOP POST - 4" SQ X $\frac{1}{4}$" WALL P&O STEEL TUBING
(3) CHAIR SUPPORT TUBES - 2 $\frac{3}{4}$" SQ X $\frac{1}{4}$" WALL P&O STEEL TUBING
(4) CHAIR - 1 $\frac{1}{2}$" X $\frac{1}{4}$" P&O STEEL FLAT BAR
(5) $\frac{1}{2}$" X 6" ANCHOR BOLTS (NOT SHOWN)



J PICNIC TABLE - CITYVIEW (CV6-3120) - QTY:2
SCALE: NTS

* REFER TO SHEET D5 FOR EMPLOYEE BREAK AREA ENLARGEMENTS

1 MYLAR CHANGE: LANDSCAPE MODIFICATIONS (REPLACE SOD FOR LEED CRITERIA AND PLANT REDUCTION)

LANDSCAPE SHEETS: NOT FOR CONSTRUCTION

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Englewood, Colorado 80112
T 303.734.1777

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FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
LANDSCAPE DETAILS

NO.	DATE	REMARKS
1	06/25/2021	1ST REVISION
2	09/17/2021	2ND SUBMITTAL
3	11/08/2021	3RD SUBMITTAL
4	12/21/2021	1ST TECHNICAL SUBMITTAL
5	01/28/2022	2ND TECHNICAL SUBMITTAL
1	4/04/2023	MYLAR CHANGE #1

JOB NO.:	211038
PA / PM:	JC
DRAWN BY:	LAI
DATE:	04/04/2023
PLOT DATE:	04/04/2023

SHEET
D2
Sheet 30

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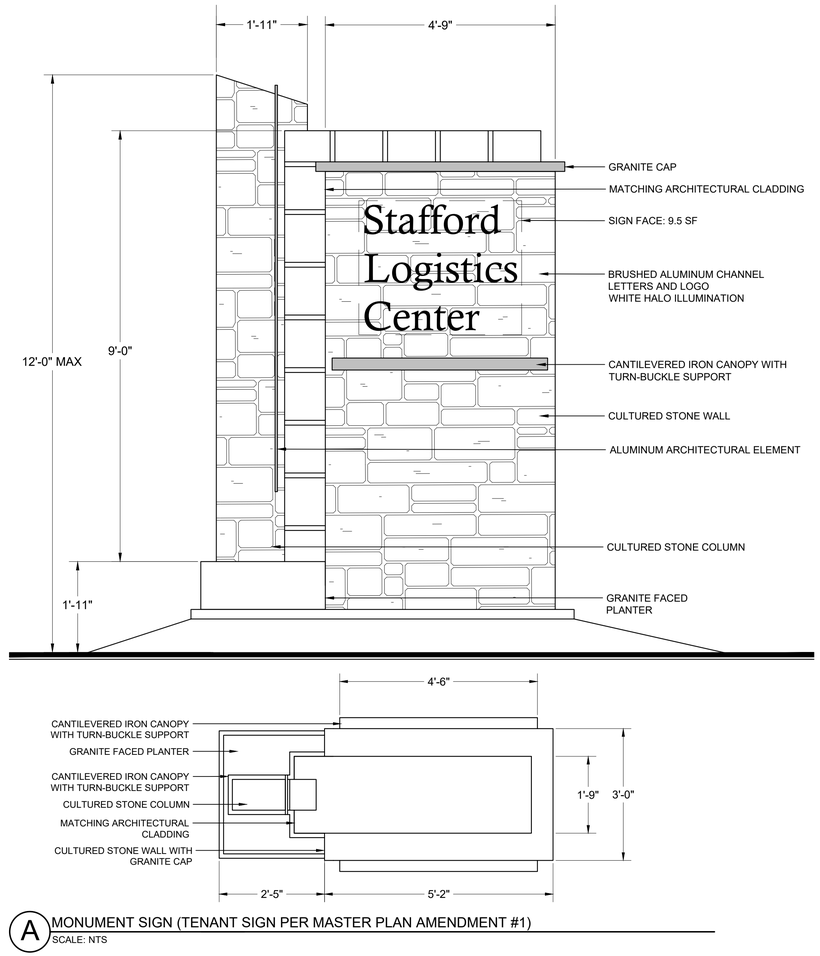
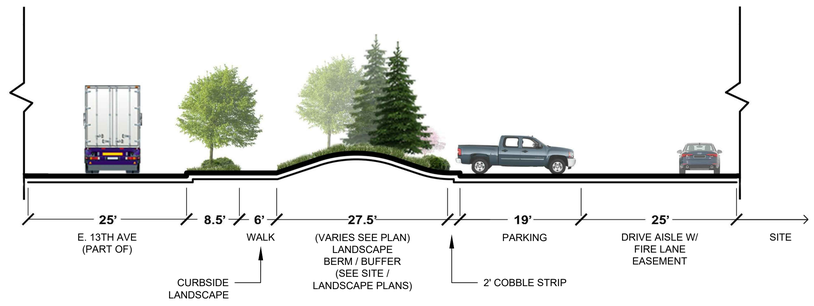


A MONUMENT SIGN (TENANT SIGN PER MASTER PLAN AMENDMENT #1)
SCALE: NTS



B 13TH AVE. STREET BUFFER (NORTH)
SCALE: NTS

*NOTE: PLANTS DRAWN AT 100% OF THE HEIGHT

1 MYLAR CHANGE: LANDSCAPE MODIFICATIONS (REPLACE SOD FOR LEED CRITERIA AND PLANT REDUCTION)

LANDSCAPE SHEETS: NOT FOR CONSTRUCTION

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STAFFORD LOGISTICS CENTER
FILING NO. 3
MONUMENT DETAILS & LANDSCAPE BUFFERS

NO.	DATE	REMARKS
1	05/28/2021	1ST REVISION
2	09/07/2021	2ND SUBMITTAL
3	11/08/2021	3RD SUBMITTAL
4	12/21/2021	1ST TECHNICAL SUBMITTAL
5	01/28/2022	2ND TECHNICAL SUBMITTAL
1	4/04/2023	MYLAR CHANGE #1

JOB NO.:	211038
PA / PM:	JC
DRAWN BY:	LAI
DATE:	04/04/2023
PLOT DATE:	04/04/2023

SHEET
D3
Sheet 31

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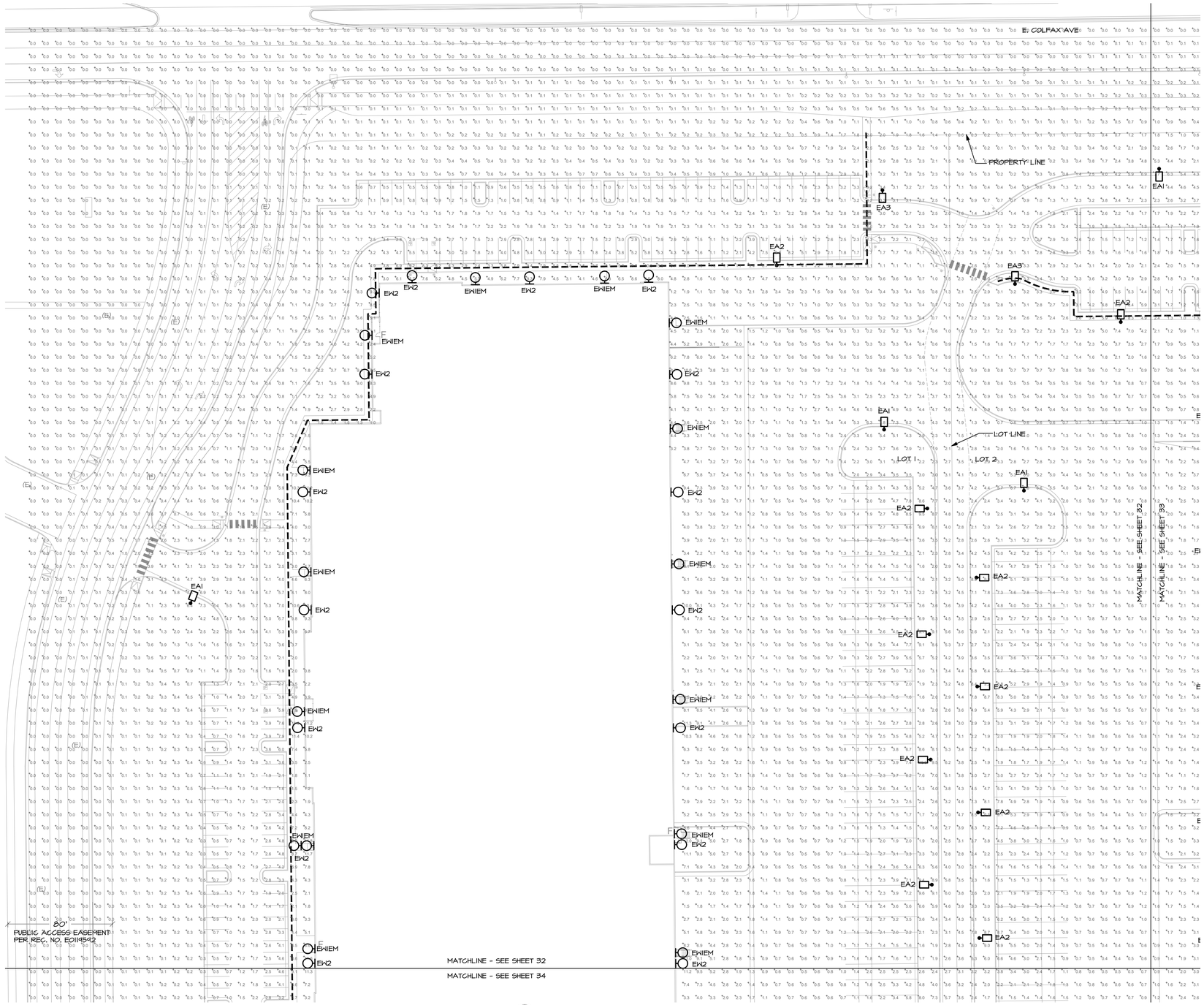
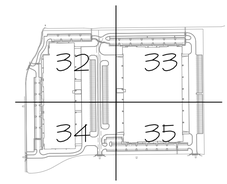


NORTH

1 | PHOTOMETRIC PLAN – NW
32 | SCALE: 1" = 40'



NORTH

2 | KEYMAP
32 | SCALE: NTS

GENERAL NOTES

A. ALL LIGHT FIXTURES SHALL BE CONTROLLED VIA ASTRONOMICAL TIME-CLOCK.

B. AREA LIGHT FIXTURE POLE HEIGHTS SHALL NOT EXCEED 30'-0" ABOVE FINISHED GRADE ON THE SITE INCLUDING BASE.

C. ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.

D. ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.

E. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
ADA ROUTES	5.3 fc	14.9 fc	1.1 fc	13.5:1	4.8:1
LOADING DOCKS	3.9 fc	19.9 fc	1.0 fc	19.9:1	3.9:1
PARKING LOTS	2.5 fc	12.8 fc	0.4 fc	32.0:1	6.2:1
Site	1.5 fc	19.9 fc	0.0 fc	N/A	N/A
TRUCK PARKING	2.6 fc	9.8 fc	0.8 fc	12.3:1	3.2:1

LIGHTING FIXTURES

- A_a LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE. TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
- STEP LIGHT TYPE LUMINAIRE
- BOLLARD OR POST TOP LUMINAIRE
- EXTERIOR AREA LIGHT
- EXTERIOR WALL SCONCE
- ACCESSIBLE ROUTE

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FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
PHOTOMETRIC PLAN - NW

NO	DATE	REMARKS
1	09.21.2021	SITE PLAN SUBMITTAL #1
2	11.05.2021	SITE PLAN SUBMITTAL #2
3	11.05.2021	SITE PLAN SUBMITTAL #3
4	12.17.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02.16.2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	EDR
DRAWN BY:	RCS
DATE:	5/26/21
PLOT DATE:	02.16.2022

SHEET
E1.0
Sheet 32

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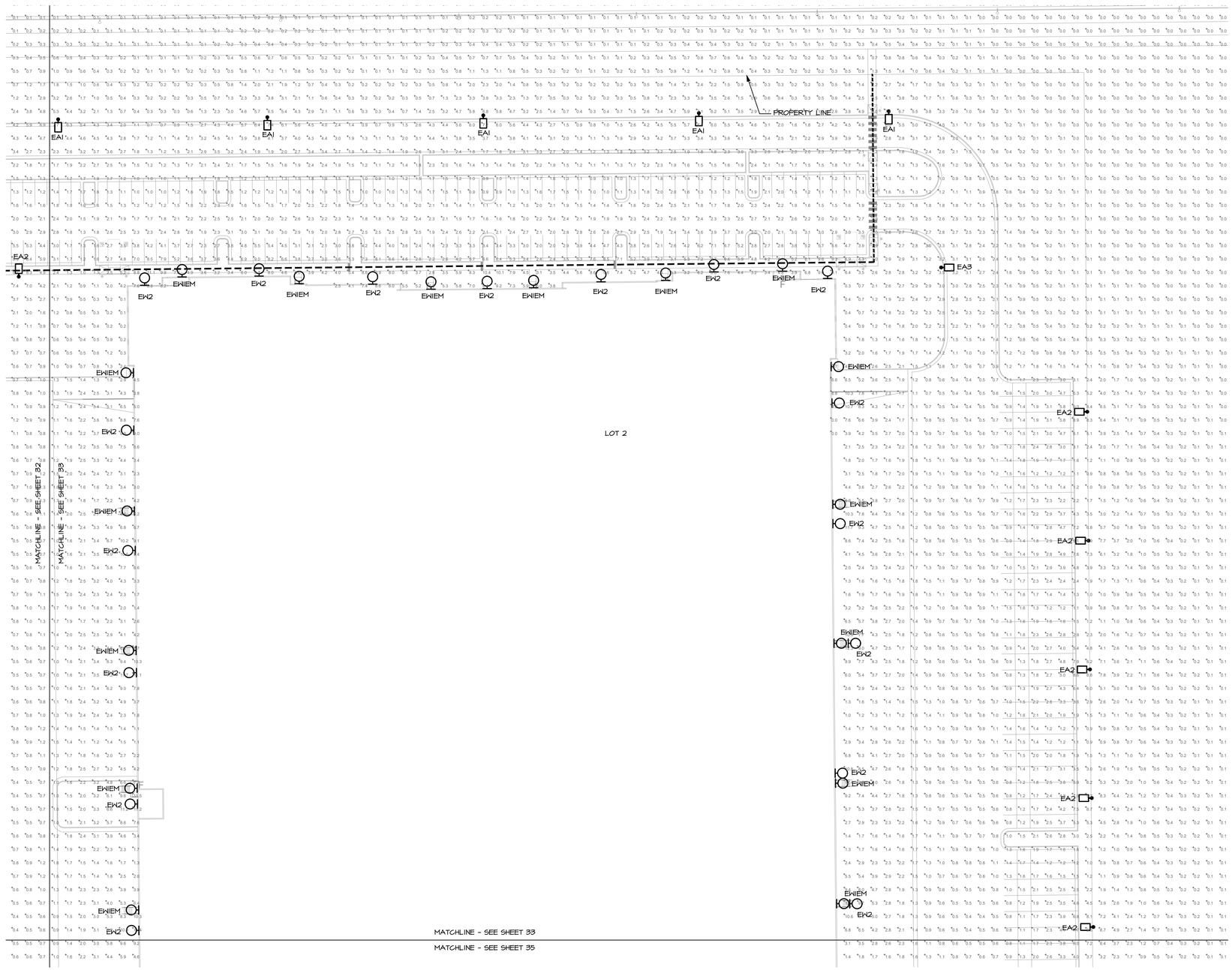

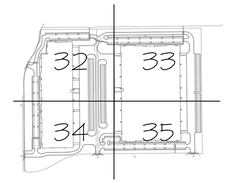

NORTH

2 | KEYMAP
33 | SCALE: NTS

GENERAL NOTES

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B. AREA LIGHT FIXTURE POLE HEIGHTS SHALL NOT EXCEED 30'-0" ABOVE FINISHED GRADE ON THE SITE INCLUDING BASE.

C. ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.

D. ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.

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Site	1.5 fc	19.9 fc	0.0 fc	N/A	N/A
TRUCK PARKING	2.6 fc	9.8 fc	0.8 fc	12.3:1	3.2:1

LIGHTING FIXTURES

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- STEP LIGHT TYPE LUMINAIRE
- BOLLARD OR POST TOP LUMINAIRE
- EXTERIOR AREA LIGHT
- EXTERIOR WALL SCONCE
- ACCESSIBLE ROUTE

NORTH

1 | PHOTOMETRIC PLAN - NE
33 | SCALE: 1" = 40'

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STAFFORD LOGISTICS CENTER
FILING NO. 3
PHOTOMETRIC PLAN - NE

NO.	DATE	REMARKS
1	05.21.2021	SITE PLAN SUBMITTAL #1
2	08.31.2021	SITE PLAN SUBMITTAL #2
3	11.05.2021	SITE PLAN SUBMITTAL #3
4	12.17.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02.16.2022	SITE PLAN SUBMITTAL #6

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DATE:	5/26/21
PLOT DATE:	02.16.2022

SHEET
E1.1
Sheet 33

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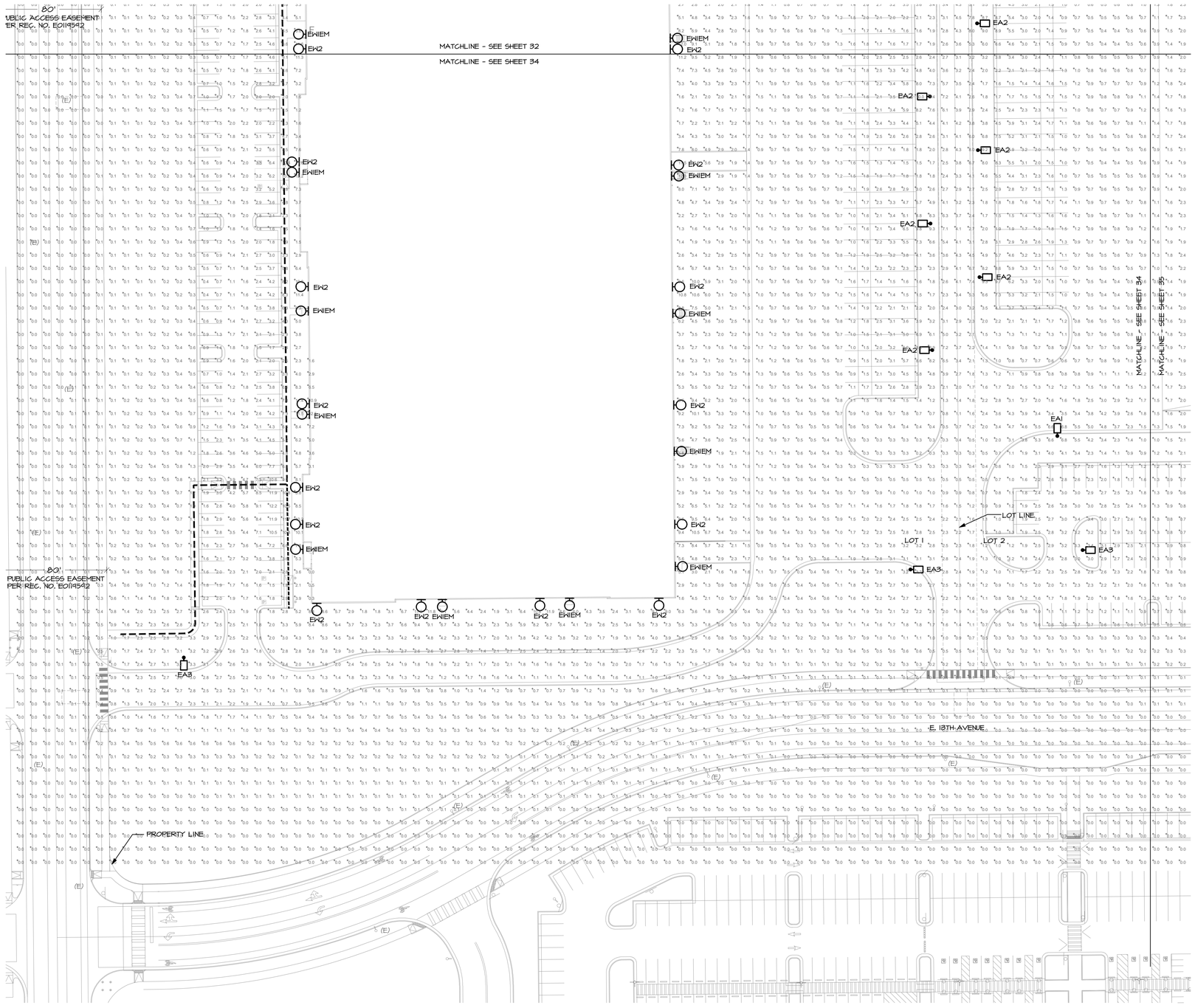
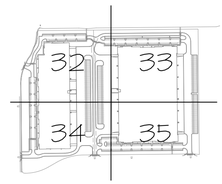


NORTH

1 | PHOTOMETRIC PLAN - SE
34 | SCALE: 1" = 40'



NORTH

2 | KEYMAP
34 | SCALE: NTS

GENERAL NOTES

A. ALL LIGHT FIXTURES SHALL BE CONTROLLED VIA ASTRONOMICAL TIME-CLOCK.

B. AREA LIGHT FIXTURE POLE HEIGHTS SHALL NOT EXCEED 30'-0" ABOVE FINISHED GRADE ON THE SITE INCLUDING BASE.

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FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
PHOTOMETRIC PLAN - SW

NO	DATE	REMARKS
1	06.21.2021	SITE PLAN SUBMITTAL #1
2	09.24.2021	SITE PLAN SUBMITTAL #2
3	11.05.2021	SITE PLAN SUBMITTAL #3
4	12.17.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02.16.2022	SITE PLAN SUBMITTAL #6

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SHEET
E1.2
Sheet 34

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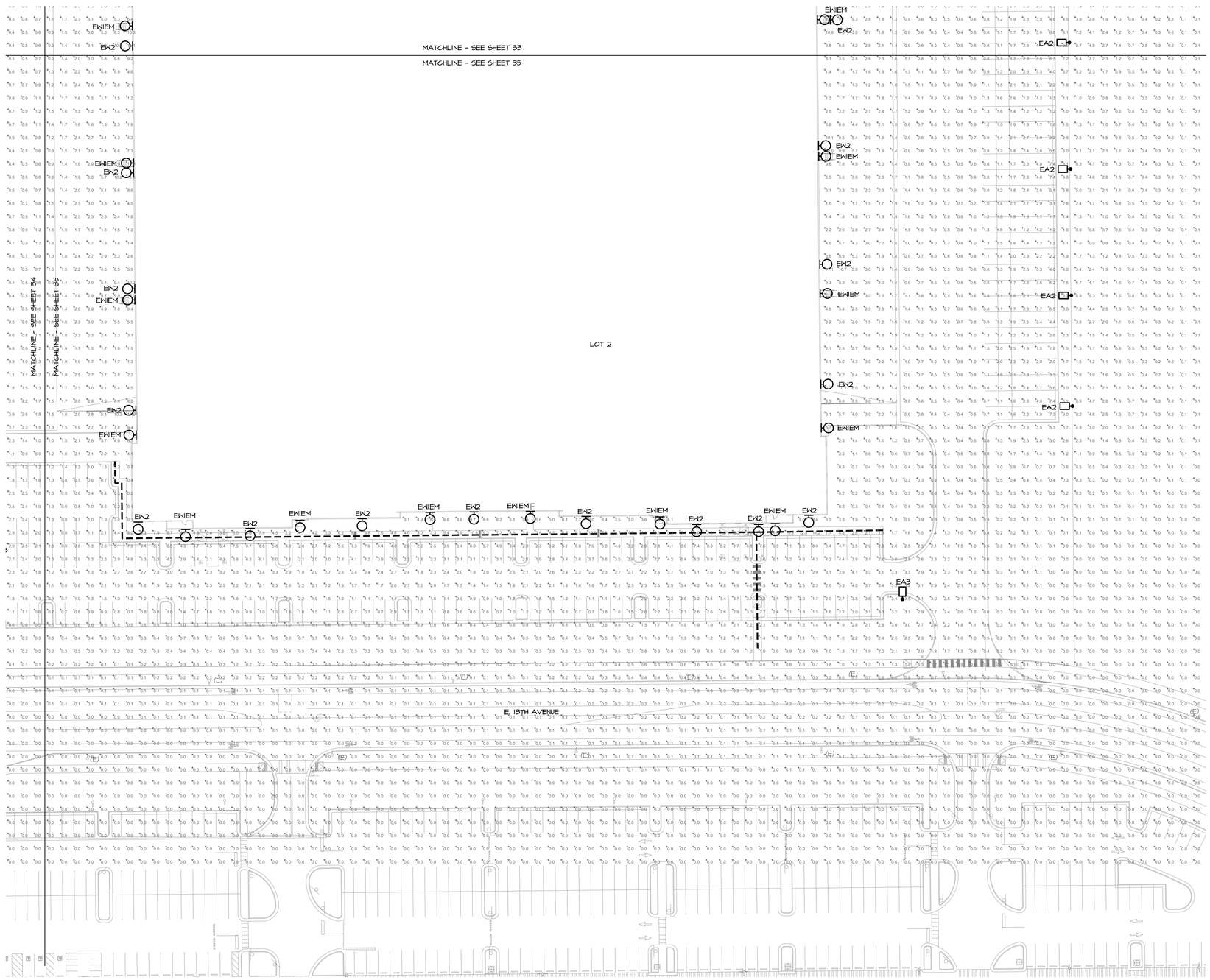

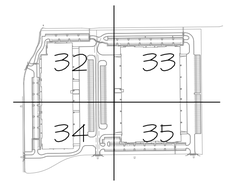

NORTH

2 | KEYMAP
35 | SCALE: NTS

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LIGHTING FIXTURES

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NORTH

1 | PHOTOMETRIC PLAN - SW
35 | SCALE: 1" = 40'

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FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
PHOTOMETRIC PLAN - SE

NO.	DATE	REMARKS
1	09.21.2021	SITE PLAN SUBMITTAL #1
2	11.05.2021	SITE PLAN SUBMITTAL #2
3	11.05.2021	SITE PLAN SUBMITTAL #3
4	12.17.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02.16.2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	EDR
DRAWN BY:	RCS
DATE:	5/26/21
PLOT DATE:	02.16.2022

SHEET
E1.3
Sheet 35

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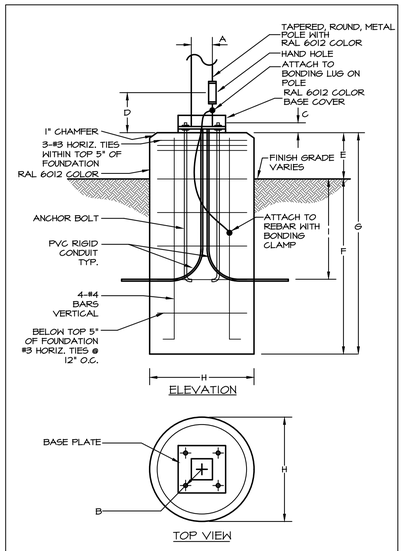

POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA B	SIZE	C	D	E	F	G	H	I
EA1,EA2 EA3	25'0"	4"	PER MANUFACTURER			2'4"	8'0"	10'4"	24"	36"	

2 POLE BASE DETAIL
SCALE: NONE

EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QTY	LAMP WATT	LAMP TYPE	MAX WATTS	INITIAL LUMENS	CRI	COLOR	IESNA CUTOFF CLASS	MOUNTING LOCATION	QUANTITY IN SCOPE	NOTES
EW1EM	WALL MOUNTED AREA LIGHT, TYPE III DISTRIBUTION, COLD WEATHER EMERGENCY BATTERY BACKUP	VISIONAIRE LIGHTING	VMX-I-T3-5L-4K-UNV-MM-XX-XX	120/277	1	34	LED	199	4,958	70	4000K		WALL AT +13'-0" AFG AFG		1
EW2	WALL MOUNTED AREA LIGHT, TYPE IV DISTRIBUTION	VISIONAIRE LIGHTING	VMX-I-T4-30L-4K-UNV-MM-XX-XX	120/277	1	208	LED	208	27,868	70	4000K		WALL AT +25'-0" AFG		1
EA1	SQUARE AREA LIGHT, LED TYPE III DISTRIBUTION, SINGLE HEAD	VISIONAIRE LIGHTING	VMX-I-T3-30L-4K-UNV-AM-XX-XX	120/277	1	208	LED	208	27,868	70	4000K		POLE AT +25'-0" AFG		1
EA2	SQUARE AREA LIGHT, LED TYPE IV DISTRIBUTION, SINGLE HEAD	VISIONAIRE LIGHTING	VMX-I-T4-30L-4K-UNV-AM-XX-XX	120/277	1	208	LED	208	27,868	70	4000K		POLE AT +25'-0" AFG		1
EA3	SQUARE AREA LIGHT, LED TYPE V DISTRIBUTION, SINGLE HEAD	VISIONAIRE LIGHTING	VMX-I-T5-30L-4K-UNV-AM-XX-XX	120/277	1	208	LED	208	27,868	70	4000K		POLE AT +25'-0" AFG		1

SPECIFIC NOTES:
1. FINISH SHALL BE RAL 6012, DENVER FEDERAL GREEN SEMI GLOSS FINISH. OWNER TO VERIFY FINISH.

VMX-II Array LED Specifications

Project Name:

Catalog Number:

Type:

The **VMX-II Array LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings.

The VMX-II Array LED fixture is offered with lumen packages ranging from 25,000 to 55,000. Ten optical distribution patterns are available. Choose between 3K, 4K or 5K Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VMX-II Array LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VMX-II	**T1** Type 1	**25L**	**3K** 3000K	**UNV** 120-277V	**AM** Arm Mount	**BZ** Bronze	**PCR-120** **PCR-208** **PCR-240** **PCR-277** **PCR-347** **PCR-480** Photocell & Receptacle	**WSC-8** Motion Sensor 8' Mounting Height	**UPMA-S** Universal Square Pole Mount Adaptor
	T2 Type 2	**30L**	**4K** 4000K	**8** 347V	**SAM** Straight Arm Mount W/ Terminal Block (New Construction)	**BK** Black		**WSC-20** Motion Sensor 9-20' Mounting Height	**UPMA-R** Universal Round Pole Mount Adaptor
	T3 Type 3	**35L**	**5K** 5000K	**5** 480V	**UAM** Universal ArmW/ Terminal Block Mount (RetroFit)	**SBK** Smooth Black	**PER 5PINPER**	**WSC-40** Motion Sensor 21-40' Mounting Height *The WSC option will require (1) FSIR-100 remote for programming	**BAWP** Cast Wall Plate
	T3L Type 3 Long	**40L**			**MAF** Mast Arm Fitter	**WH** White	**7PINPER** 5, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver		**ROT-R** Rotated Optics Right Side
	T4 Type 4	**45L**			**KM** Knuckle Mount	**SWH** Smooth White	**DIM** 0-10v Dimming Driver	**UMAP** Universal Mast arm fitter	**ROT-L** Rotated Optics Left Side
	T4L Type 4 Long	**50L**			**WM** Wall Mount * Requires BAWP	**GP** Graphite	**RPP-3*** **RPP-4***	**ECLS** Egg Crate Louvre Shield	**CLS** Backside cutoff shield * Available up to 40L only
	T4A Type 4 Automotive	**55L**			**AWM** Adjustable Wall Mount	**GY** Grey	**RPP-5*** Round Pole Plate Adaptor	**ADJLS** Adjustable Louver Light Shield	**RCLS** Rightside cutoff shield * Available up to 40L only
	T5SR Type 5 Short Round				* Round Pole Plate Adaptors (RPP) are to be ordered separately.	**SL** Silver Metallic	**VWC** Visionaire Wireless Controls *Consult Factory	**BD** Barn Door Shield	**LCLS** Leftside cutoff shield * Available up to 40L only
	T5LR Type 5 Long Round				*BAWP to be ordered separatley	**CC** Custom Color			**HS** House shield
	T5LS Type Long Square								

VISIONAIRE LIGHTING

216

1 TYPES EA1, EA2, EA3, EW2
SCALE: NTS

VSX-II Array LED Specifications

Project Name:

Catalog Number:

Type:

The new **VSX-II Array LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings.

The VSX-II Array LED fixture is offered with lumen packages ranging from 5,000 - 25,000. Ten optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VSX-II Array LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	**T1** Type 1	**5L**	**3K** 3000K	**UNV** 120-277V	**AM** Arm Mount	**BZ** Bronze	**PCR-120** **PCR-208** **PCR-240** **PCR-277** **PCR-347** **PCR-480** Photocell & Receptacle	**WSC-8** Motion Sensor 8' Mounting Height	**UPMA-S** Universal Square Pole Mount Adaptor
	T2 Type 2	**10L**	**4K** 4000K	**8** 347V	**SAM** Straight Arm Mount W/ Terminal Block (New Construction)	**BK** Black		**WSC-20** Motion Sensor 9-20' Mounting Height	**UPMA-R** Universal Round Pole Mount Adaptor
	T3 Type 3	**15L**	**5K** 5000K	**5** 480V	**UAM** Universal ArmW/ Terminal Block Mount (RetroFit)	**SBK** Smooth Black	**PER 5PINPER**	**WSC-40** Motion Sensor 21-40' Mounting Height *The WSC option will require (1) FSIR-100 remote for programming	**BAWP** Cast Wall Plate
	T3L Type 3 Long	**20L**			**MAF** Mast Arm Fitter	**WH** White	**7PINPER** 5, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver		**ROT-R** Rotated Optics Right Side
	T4 Type 4	**25L**			**KM** Knuckle Mount	**SWH** Smooth White	**DIM** 0-10v Dimming Driver	**UMAP** Universal Mast arm fitter	**ROT-L** Rotated Optics Left Side
	T4L Type 4 Long				**WM** Wall Mount * Requires BAWP	**GP** Graphite	**RPP-3*** **RPP-4***	**ECLS** Egg Crate Louvre Shield	**CLS** Backside cutoff shield
	T4A Type 4 Automotive				**AWM** Adjustable Wall Mount	**GY** Grey	**RPP-5*** Round Pole Plate Adaptor	**ADJLS** Adjustable Louver Light Shield	**RCLS** Rightside cutoff shield
	T5SR Type 5 Short Round				* Round Pole Plate Adaptors (RPP) are to be ordered separately.	**SL** Silver Metallic	**VWC** Visionaire Wireless Controls *Consult Factory	**BD** Barn Door Shield	**LCLS** Leftside cutoff shield
	T5LR Type 5 Long Round				*BAWP to be ordered separatley	**CC** Custom Color			**HS** House shield
	T5LS Type Long Square								**ZFP** Zinc-Free Primer

VISIONAIRE LIGHTING

3 TYPE EW1EM
SCALE: NTS

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
900 south broadway
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
PHOTOMETRIC DETAILS

NO	DATE	REMARKS
1	08.21.2021	SITE PLAN SUBMITTAL #1
2	09.24.2021	SITE PLAN SUBMITTAL #2
3	11.05.2021	SITE PLAN SUBMITTAL #3
4	12.17.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02.16.2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	EDR
DRAWN BY:	RCS
DATE:	5/26/21
PLOT DATE:	02.16.2022

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #:4291.02

SHEET
E1.4
Sheet 36

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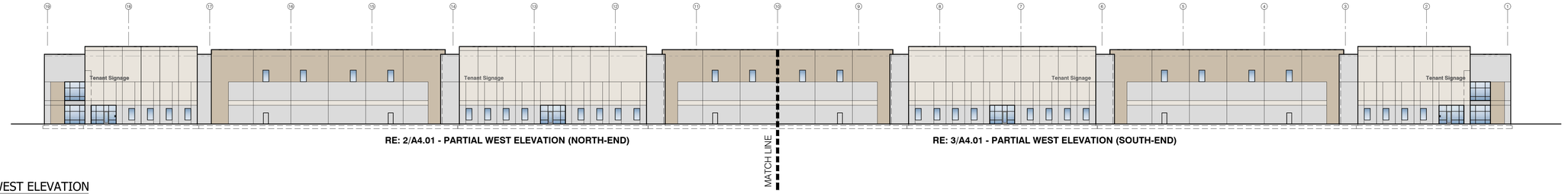

1 OVERALL WEST ELEVATION

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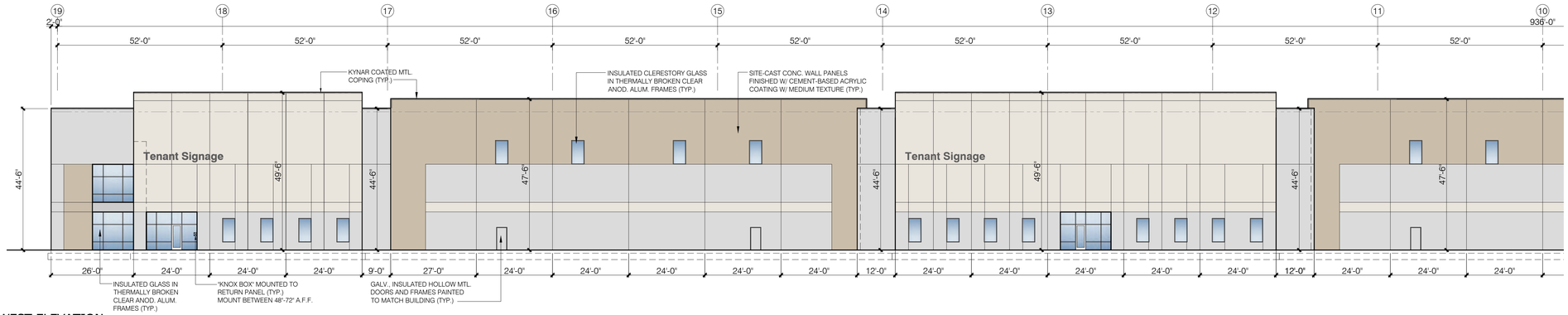
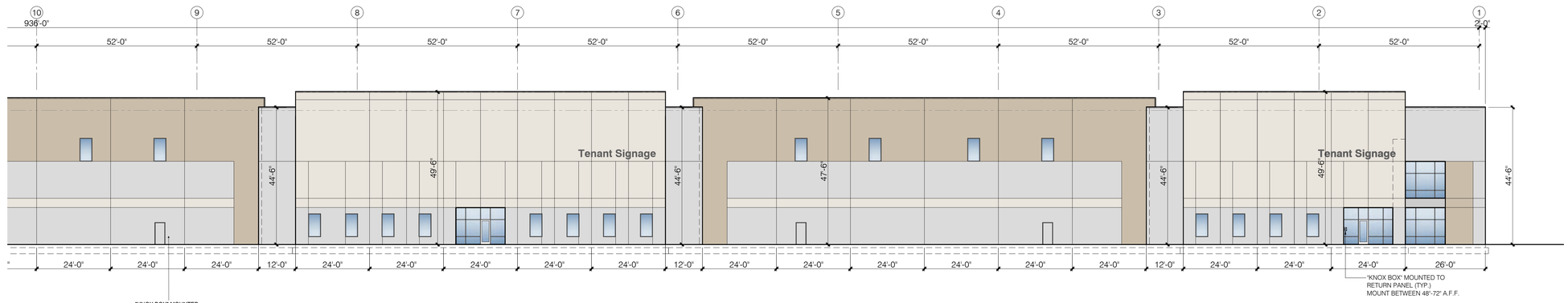


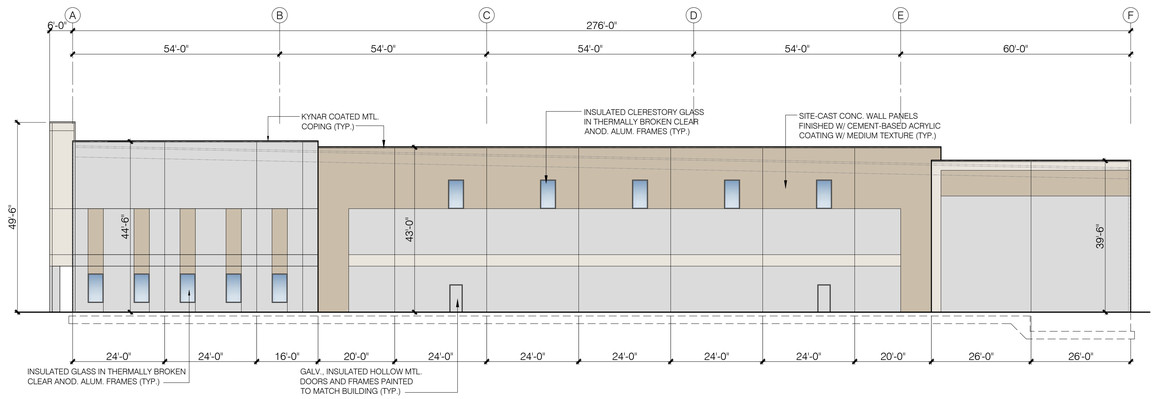
2 PARTIAL WEST ELEVATION

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



3 PARTIAL WEST ELEVATION

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



4 SOUTH ELEVATION

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

COLOR COATING LEGEND

1. ALL PAINT COLOR TRANSITIONS SHALL OCCUR AT INSIDE CORNERS IN VALLEY OF REVEALS. RE: REVEAL DETAILS ON A5.01.
2. COPING COLORS TO MATCH ADJACENT PAINT FINISH TYP. (U.N.O.)

SHERWIN WILLIAMS: SW 7658 "GRAY CLOUDS"

SHERWIN WILLIAMS: SW 7547 "SANDBAR"

SHERWIN WILLIAMS: SW 7632 "MODERN GRAY"

studioNorth ARCHITECTURE
4825 NW 41st Street | Suite 500 | Riverside, MO 64150
816 | 888 | 7380

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LANDSCAPE	LAI DESIGN GROUP
FOUNDATIONS	KRUDWIG STRUCTURAL ENGINEERS
STRUCTURAL	KRUDWIG STRUCTURAL ENGINEERS
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

NorthPoint DEVELOPMENT

STAFFORD LOGISTICS CENTER

Building 2

(Speculative Building Shell)
20500 E. Colfax Avenue
Aurora, CO 80018

Project No.	2021-12
Date:	10.06.2021
Issued For:	PLANNING
Revisions:	

No.	Date	Description

Preliminary
Not For Construction

Ronald Dean Schauwecker - Architect
Colorado License No. 00405513

A4.01

BUILDING ELEVATIONS

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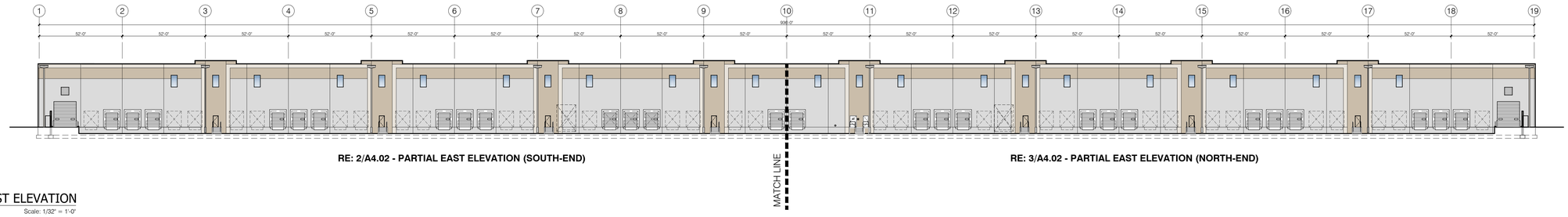
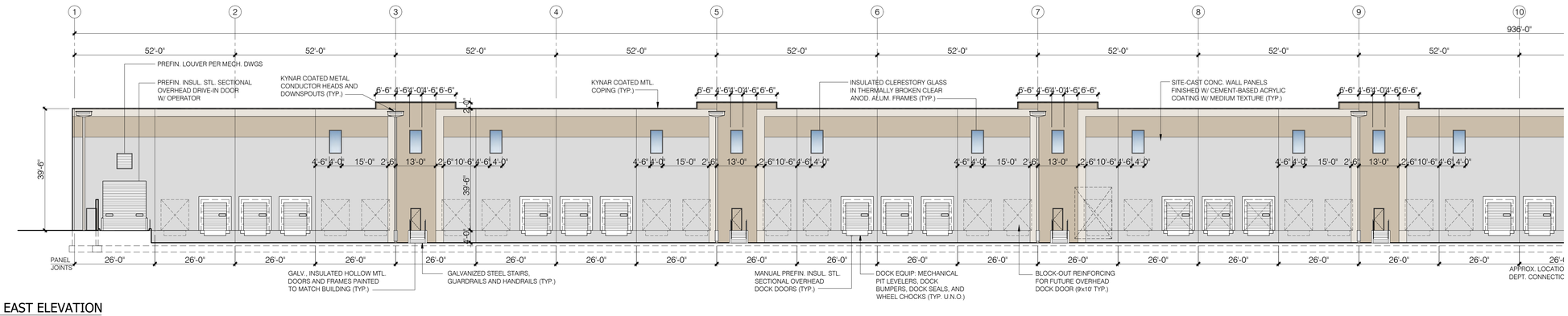


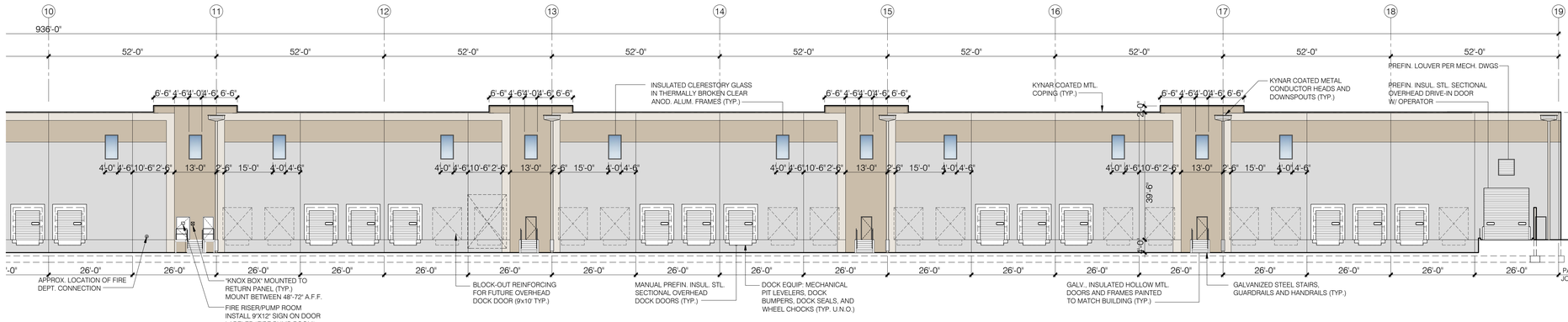
1 OVERALL EAST ELEVATION

Scale: 1/32" = 1'-0"



2 PARTIAL EAST ELEVATION

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



3 PARTIAL EAST ELEVATION

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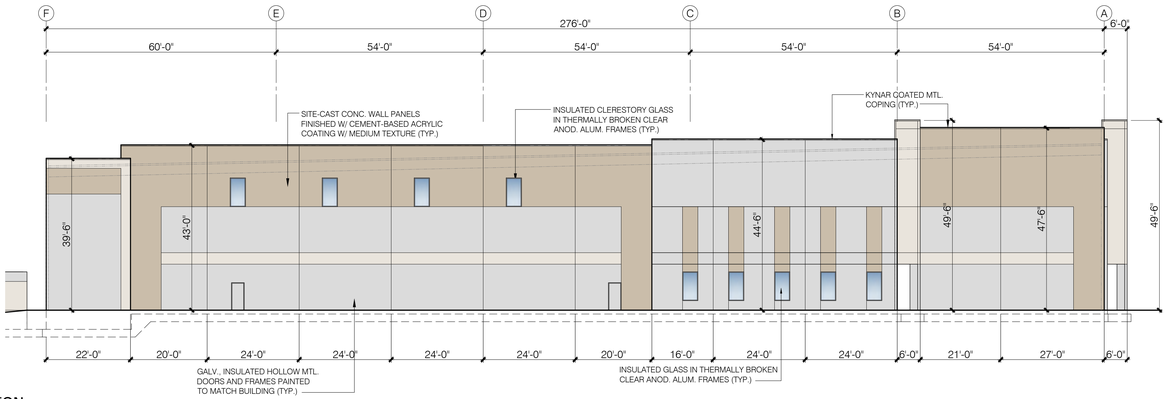

4 NORTH ELEVATION

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

COLOR COATING LEGEND

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CIVIL — WARE MALCOMB
LANDSCAPE — LAI DESIGN GROUP
FOUNDATIONS — KRUDWIG STRUCTURAL ENGINEERS
STRUCTURAL — KRUDWIG STRUCTURAL ENGINEERS
PLUMBING
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A4.02

BUILDING ELEVATIONS

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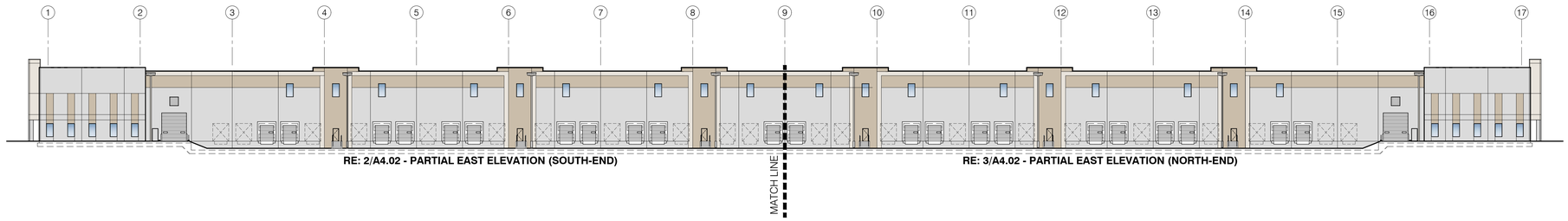

1 OVERALL EAST ELEVATION

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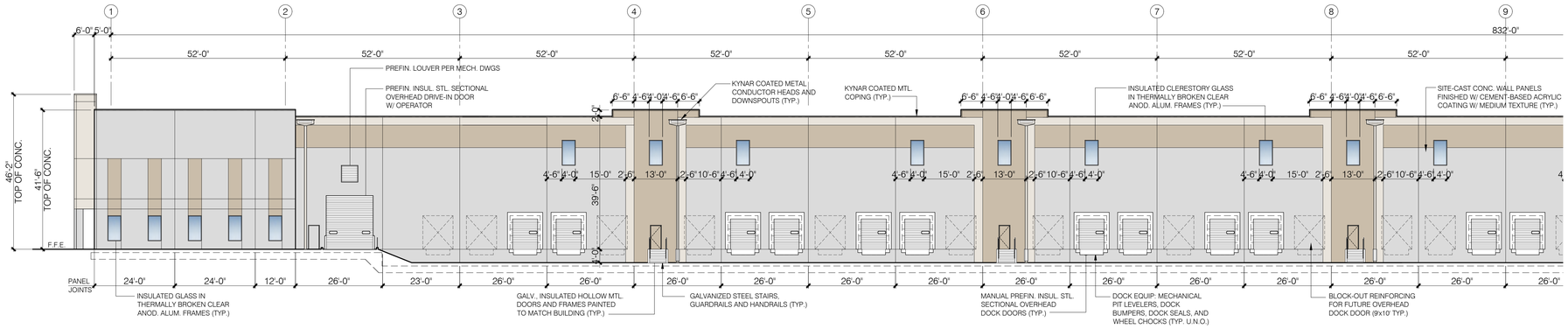
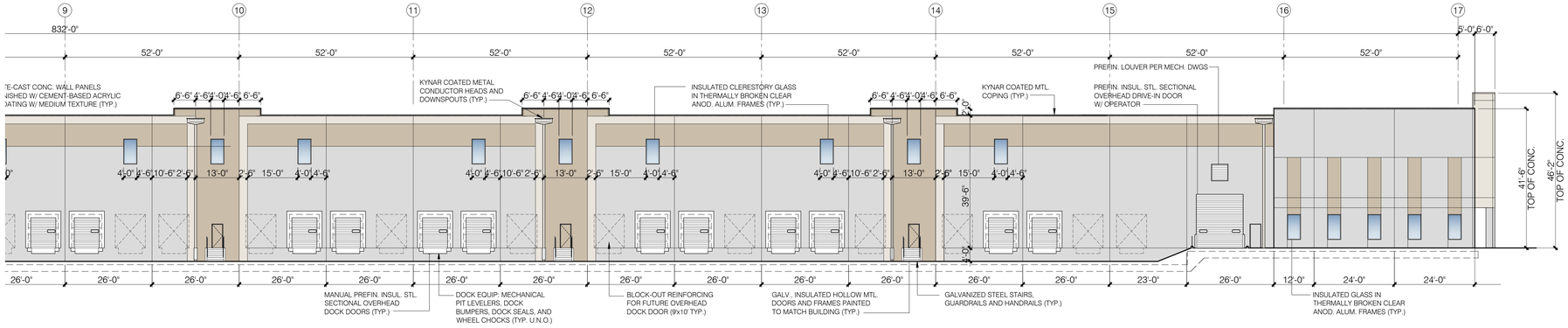


2 PARTIAL EAST ELEVATION

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



3 PARTIAL EAST ELEVATION

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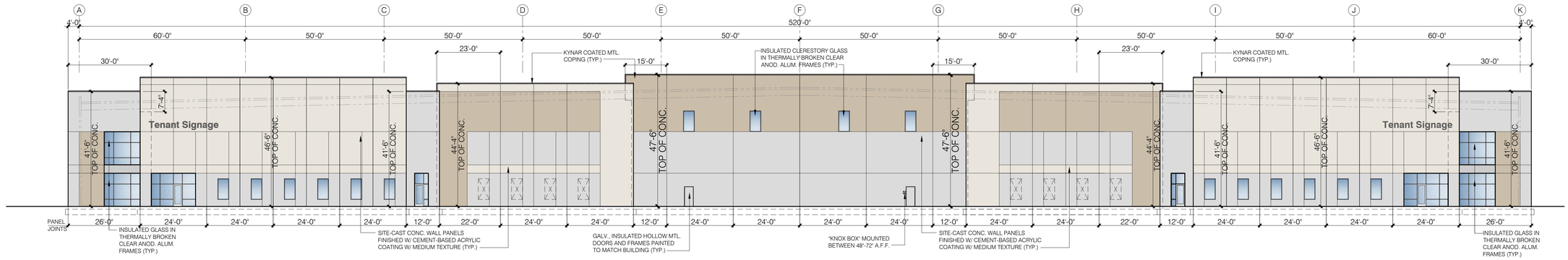

4 SOUTH ELEVATION

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COLOR COATING LEGEND

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NorthPoint™ DEVELOPMENT

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Revisions:	

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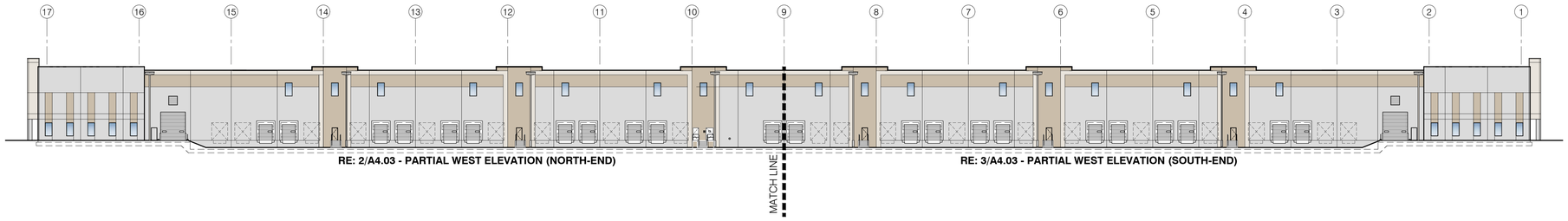
Colorado License No. 00406513

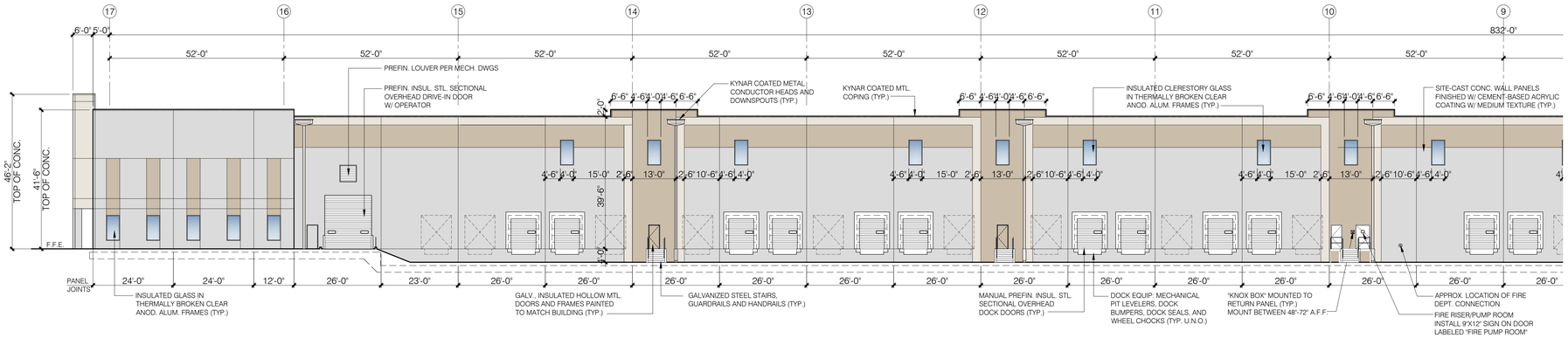
A4.03

BUILDING ELEVATIONS



1 OVERALL WEST ELEVATION

Scale: 1"=30'



2 PARTIAL WEST ELEVATION

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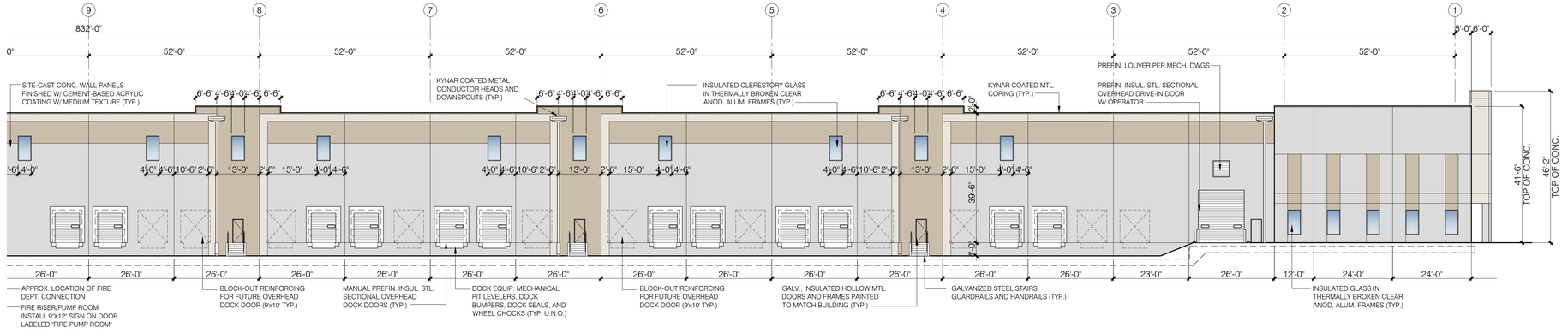

3 PARTIAL WEST ELEVATION

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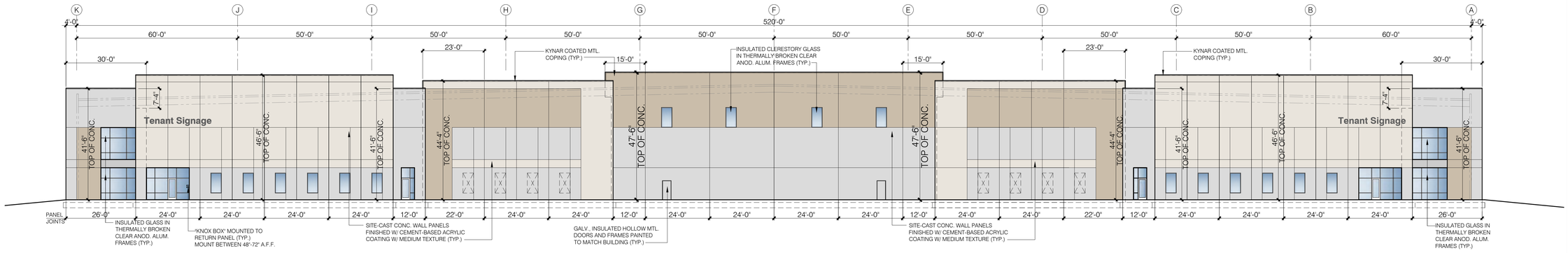

4 NORTH ELEVATION

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

COLOR COATING LEGEND

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NorthPoint DEVELOPMENT

STAFFORD LOGISTICS CENTER

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Ronald Dean Schauwecker - Architect
Colorado License No. 00405513

A4.04

BUILDING ELEVATIONS

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