

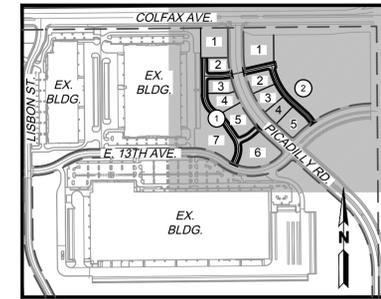
**STAFFORD LOGISTIC CENTER
SITE PLAN
OVERALL SITE PLAN
AURORA, COLORADO**

NO. DATE REMARKS

JOB NO.:	DCS23-4056
PA / PM:	CS
DESIGNED:	JC
DATE:	
PLOT DATE:	12/8/2023

SHEET	02
Sheet	02 of 30

NOT FOR CONSTRUCTION



KEYMAP
N.T.S.

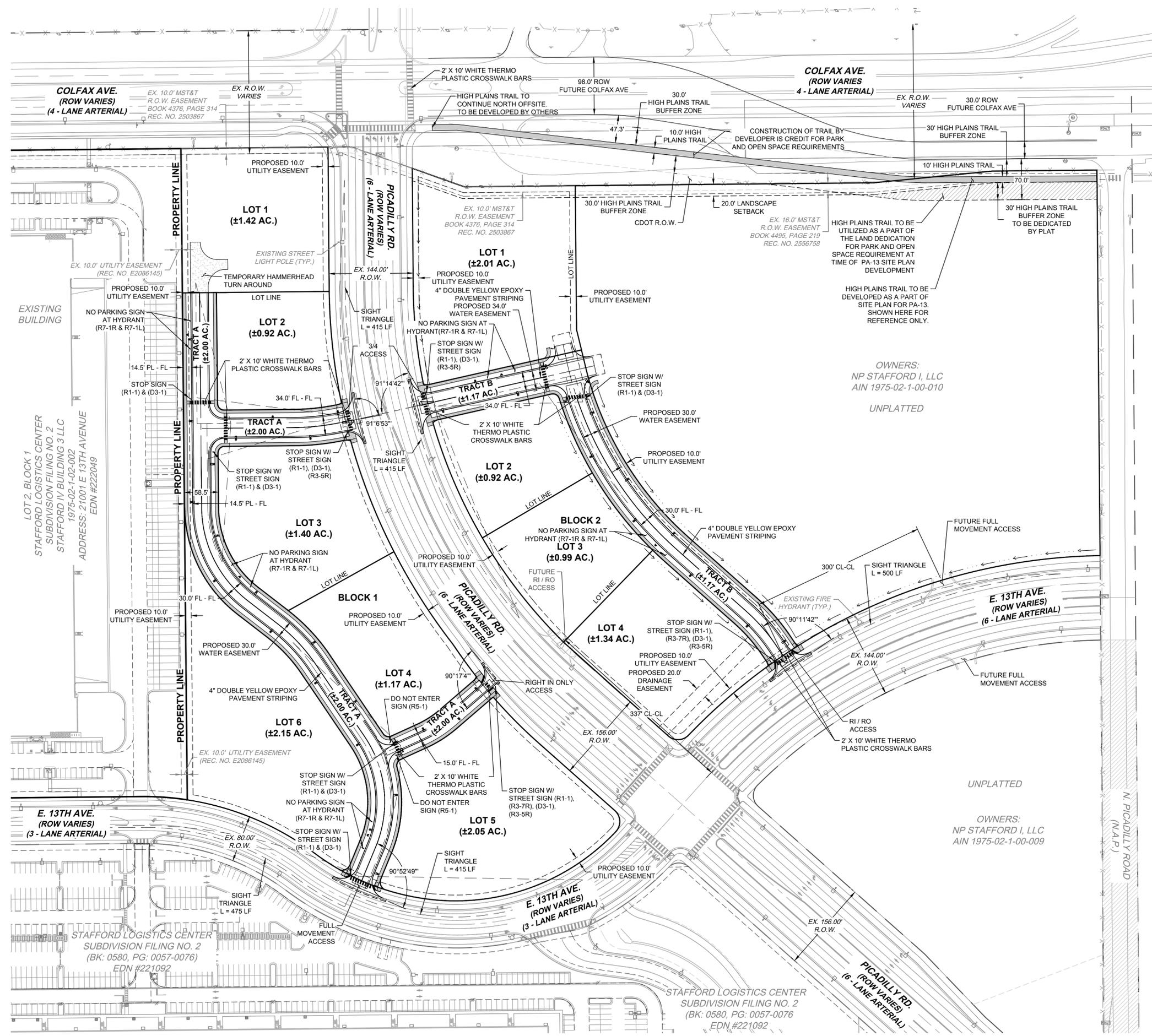
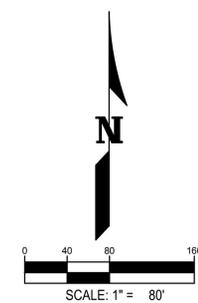
LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED FIRE LANE EASEMENT
- EXISTING FENCE
- PROPOSED UTILITY EASEMENT
- PROPOSED CONCRETE WALK
- EXISTING FIRE HYDRANT
- FIRE HYDRANT WITH BOLLARDS
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- PROPOSED STOP SIGN

NOTES:

- 1) ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- 2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
- 3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
- 4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
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- 7) MULTIFAMILY SITE TO MEET OPEN SPACE DEDICATION AS A PART OF DEVELOPMENT OF THAT SITE PLAN.
- 8) DESIGN AND CONSTRUCTION OF HIGH PLAINS TRAIL SHOWN ADJACENT TO SITE TO BE DEFERRED UNTIL PA-13 SITE PLAN AND CONSTRUCTION PROCESS.
- 9) HIGH PLAINS TRAIL BUFFER SHOWN ONSITE MAY OVERLAP WITH SITE BUFFER, OPEN SPACE, AND SETBACK REQUIREMENTS.
- 10) HIGH PLAINS TRAIL SHOWN ON SITE AND WITHIN CDOT RIGHT OF WAY TO BE MAINTAINED BY THE CITY OF AURORA

BENCHMARK:
CITY OF AURORA BENCHMARK ID 4S8602SE001 BEING A 3" DIAMETER BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE AT THE SOUTHWEST CORNER OF PICADILLY RD. AND E. 11TH AVE., MONUMENT IS 37 FEET WEST AND 48 FEET SOUTH OF THE NORTHEAST CORNER SOUTHWEST QUARTER SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST, MONUMENT ALSO BEING JUST EAST OF NORTH SOUTH FENCE AND 5.5 FEET SOUTH OF FENCE CORNER. ELEVATION = 5527.28 NAVD 88 DATUM



**COLFAX AVE.
(ROW VARIES
4 - LANE ARTERIAL)**

**COLFAX AVE.
(ROW VARIES)
(4 - LANE ARTERIAL)**

PROPERTY LINE

**PICADILLY RD.
(ROW VARIES)
(6 - LANE ARTERIAL)**

**OWNERS:
NP STAFFORD I, LLC
AIN 1975-02-1-00-010**

UNPLATTED

**OWNERS:
NP STAFFORD I, LLC
AIN 1975-02-1-00-009**

UNPLATTED

**LOT 2, BLOCK 1
STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 2
STAFFORD IV BUILDING 3 LLC
1975-02-1-02-002
ADDRESS: 21001 E 13TH AVENUE
EDN #222049**

**STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 2
(BK: 0580, PG: 0057-0076)
EDN #221092**

**STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 2
(BK: 0580, PG: 0057-0076)
EDN #221092**

**PICADILLY RD.
(ROW VARIES)
(6 - LANE ARTERIAL)**

**N. PICADILLY ROAD
(N.A.P.)**

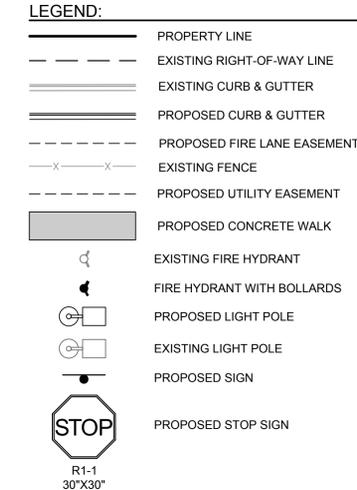
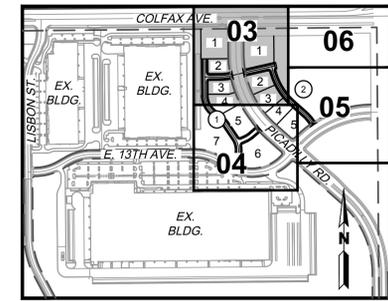
**E. 13TH AVE.
(ROW VARIES)
(6 - LANE ARTERIAL)**

**E. 13TH AVE.
(ROW VARIES)
(3 - LANE ARTERIAL)**

**E. 13TH AVE.
(ROW VARIES)
(3 - LANE ARTERIAL)**

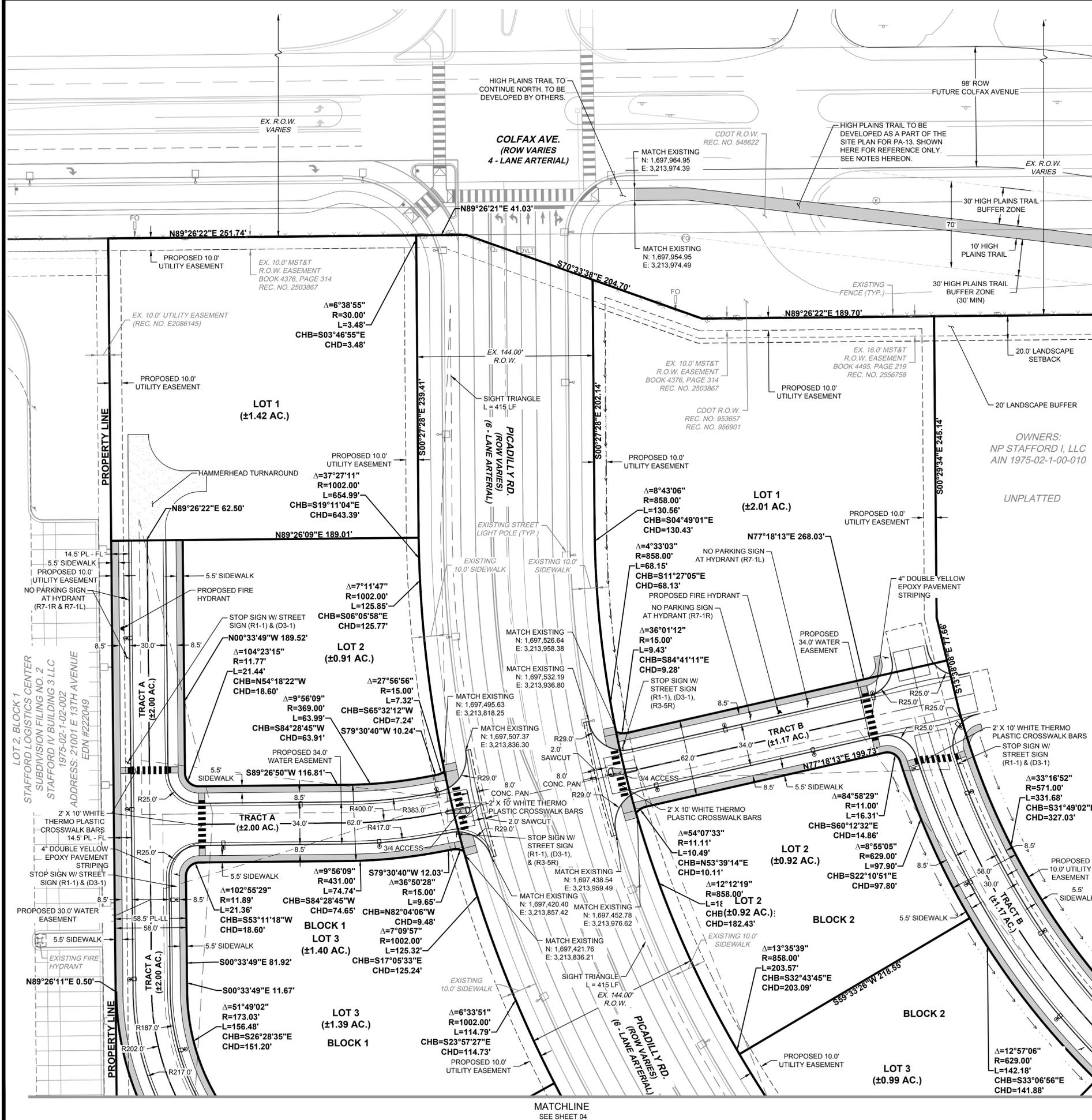
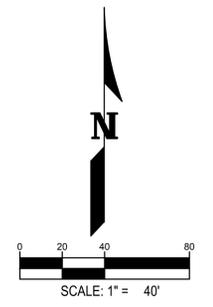
NO.	DATE	REMARKS

JOB NO.:	DCS23-4056
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- NOTES:**
- ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WALKING PADS. REFERENCE AURORA STD DETAIL S9.5.
 - CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
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BENCHMARK:
CITY OF AURORA BENCHMARK ID 4S6602SE001 BEING A 3" DIAMETER BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE AT THE SOUTHWEST CORNER OF PICADILLY RD. AND E. 11TH AVE. MONUMENT IS 37 FEET WEST AND 48 FEET SOUTH OF THE NORTHEAST CORNER SOUTHWEST QUARTER SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST, MONUMENT ALSO BEING JUST EAST OF NORTH SOUTH FENCE AND 5.5 FEET SOUTH OF FENCE CORNER. ELEVATION = 5527.28 NAVD 88 DATUM



MATCHLINE
SEE SHEET 06

MATCHLINE
SEE SHEET 04

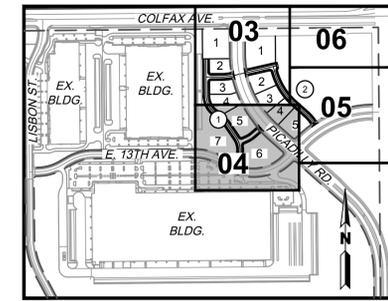
STAFFORD LOGISTIC CENTER
SITE PLAN
SITE PLAN
AURORA, COLORADO

NO. DATE REMARKS

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SHEET	04
Sheet	04 of 30

NOT FOR CONSTRUCTION



KEYMAP
N.T.S.

LEGEND:

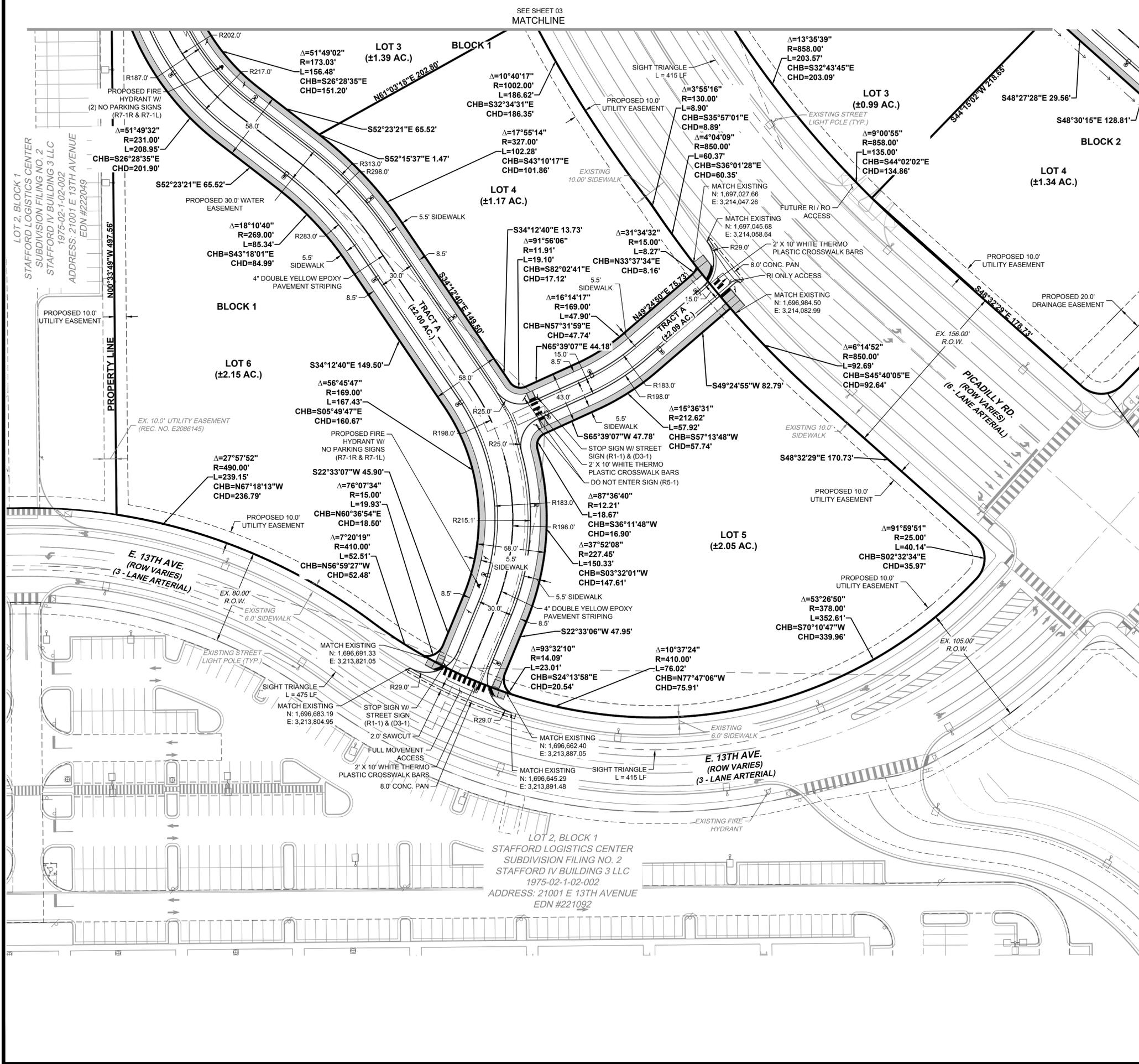
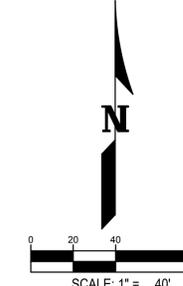
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- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- PROPOSED STOP SIGN

MATCHLINE
SEE SHEET 05

NOTES:

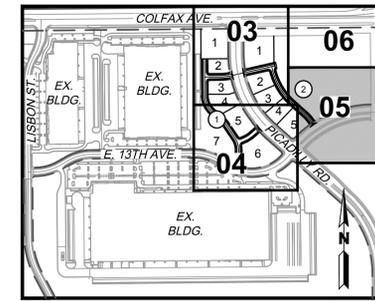
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LOT 2, BLOCK 1
STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 2
STAFFORD IV BUILDING 3 LLC
1975-02-1-02-002
ADDRESS: 21001 E 13TH AVENUE
EDN #221092

SEE SHEET 06
MATCHLINE



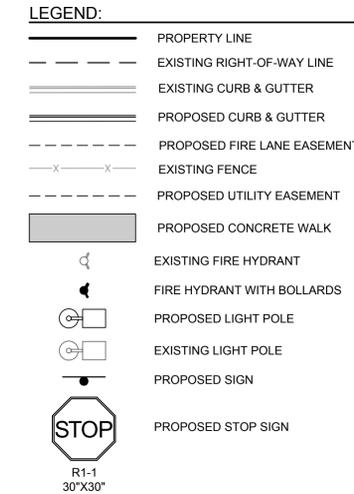
KEYMAP
N.T.S.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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

FOR AND ON BEHALF
OF WARE MALCOMB

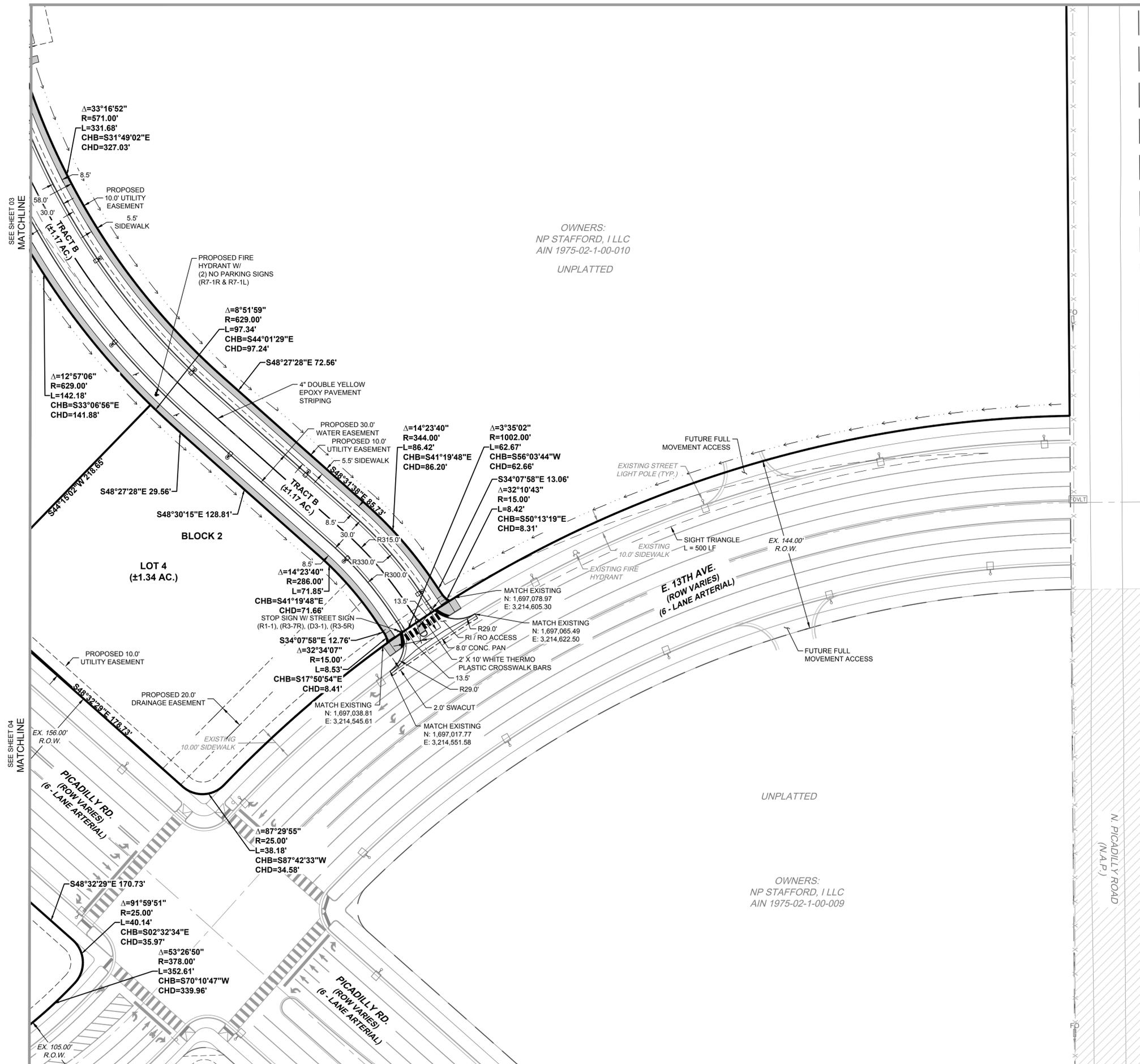
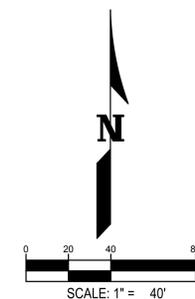
STAFFORD LOGISTIC CENTER
SITE PLAN
SITE PLAN
AURORA, COLORADO



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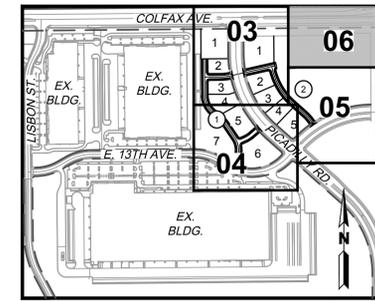
SEE SHEET 03
MATCHLINE

SEE SHEET 04
MATCHLINE

NO.	DATE	REMARKS

JOB NO.:	DCS23-4056
PA / PM:	CS
DESIGNED:	JC
DATE:	
PLOT DATE:	12/8/2023

NOT FOR CONSTRUCTION



KEYMAP
N.T.S.

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED FIRE LANE EASEMENT
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NOTES:

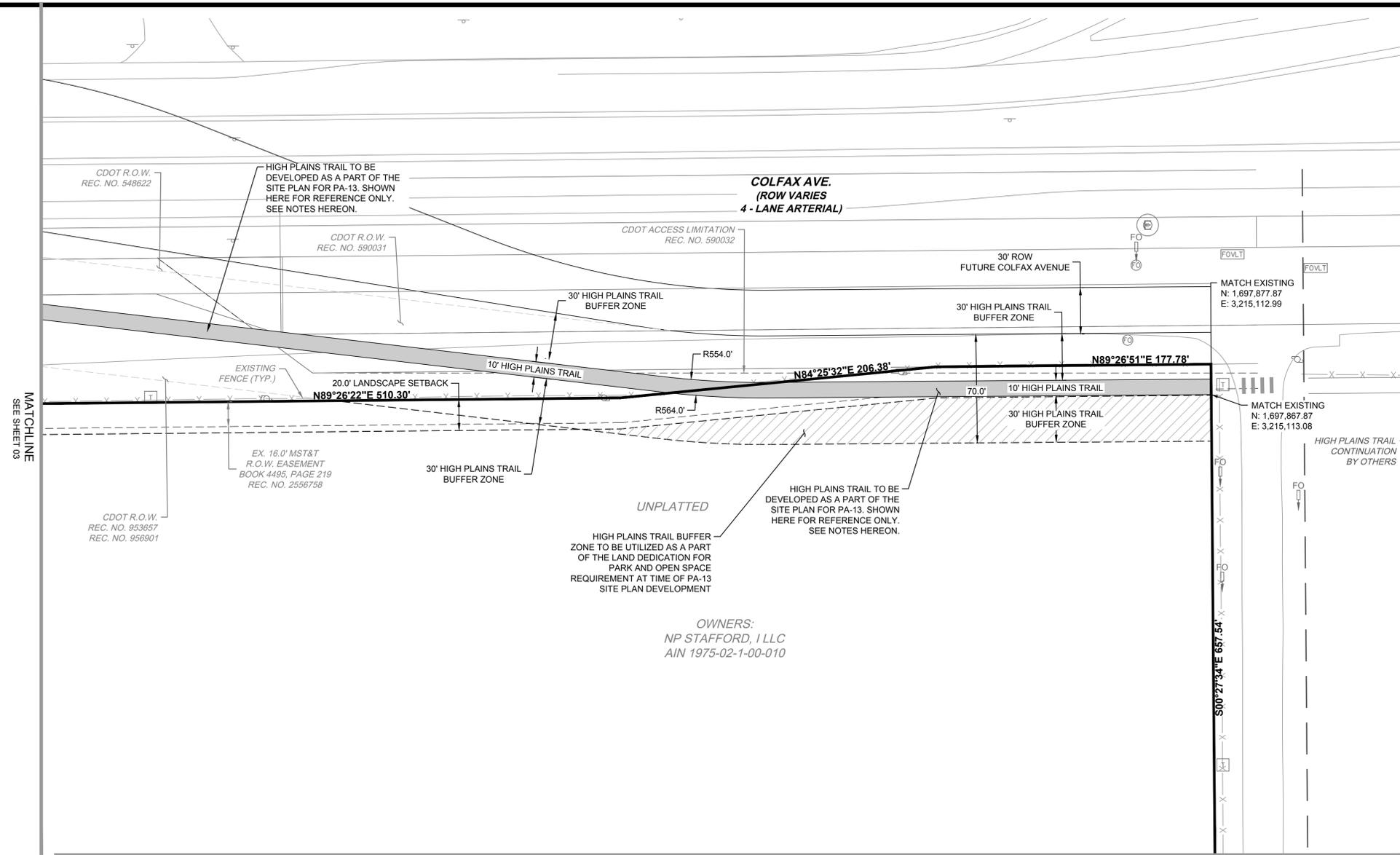
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MATCHLINE
SEE SHEET 03

MATCHLINE
SEE SHEET 05



CDOT R.O.W.
REC. NO. 548622

HIGH PLAINS TRAIL TO BE DEVELOPED AS A PART OF THE SITE PLAN FOR PA-13. SHOWN HERE FOR REFERENCE ONLY. SEE NOTES HEREON.

COLFAX AVE.
(ROW VARIES)
4 - LANE ARTERIAL)

CDOT R.O.W.
REC. NO. 590031

CDOT ACCESS LIMITATION
REC. NO. 590032

30' ROW
FUTURE COLFAX AVENUE

MATCH EXISTING
N: 1,697,877.87
E: 3,215,112.99

30' HIGH PLAINS TRAIL
BUFFER ZONE

30' HIGH PLAINS TRAIL
BUFFER ZONE

EXISTING
FENCE (TYP.)

20.0' LANDSCAPE SETBACK
N89°26'22"E 510.30'

10' HIGH PLAINS TRAIL

R554.0'

N84°25'32"E 206.38'

N89°26'51"E 177.78'

10' HIGH PLAINS TRAIL

MATCH EXISTING
N: 1,697,867.87
E: 3,215,113.08

30' HIGH PLAINS TRAIL
BUFFER ZONE

UNPLATTED

HIGH PLAINS TRAIL TO BE DEVELOPED AS A PART OF THE SITE PLAN FOR PA-13. SHOWN HERE FOR REFERENCE ONLY. SEE NOTES HEREON.

HIGH PLAINS TRAIL BUFFER ZONE TO BE UTILIZED AS A PART OF THE LAND DEDICATION FOR PARK AND OPEN SPACE REQUIREMENT AT TIME OF PA-13 SITE PLAN DEVELOPMENT

OWNERS:
NP STAFFORD, I LLC
AIN 1975-02-1-00-010

CDOT R.O.W.
REC. NO. 953857
REC. NO. 956901

EX. 16.0' MST&T
R.O.W. EASEMENT
BOOK 4495, PAGE 219
REC. NO. 2556758

30' HIGH PLAINS TRAIL
BUFFER ZONE

HIGH PLAINS TRAIL
CONTINUATION
BY OTHERS

S00°27'34"E 687.84'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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

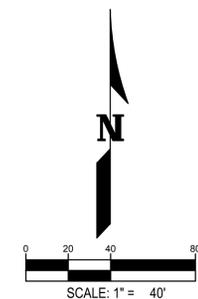
FOR AND ON BEHALF
OF WARE MALCOMB

STAFFORD LOGISTIC CENTER
SITE PLAN
SITE PLAN
AURORA, COLORADO

REMARKS

JOB NO.:	DCS23-4056
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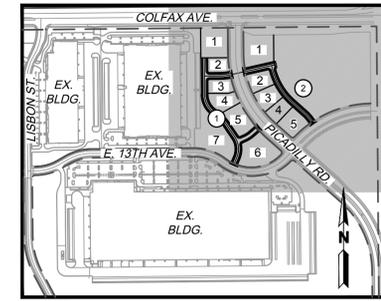
SHEET
06
Sheet 06 of 30



**STAFFORD LOGISTIC CENTER
SITE PLAN
PHASING PLAN
AURORA, COLORADO**

REMARKS

JOB NO.:	DCS23-4056
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KEYMAP
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LEGEND:

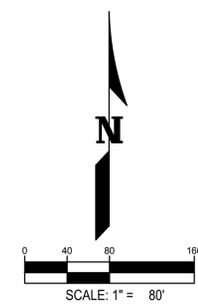
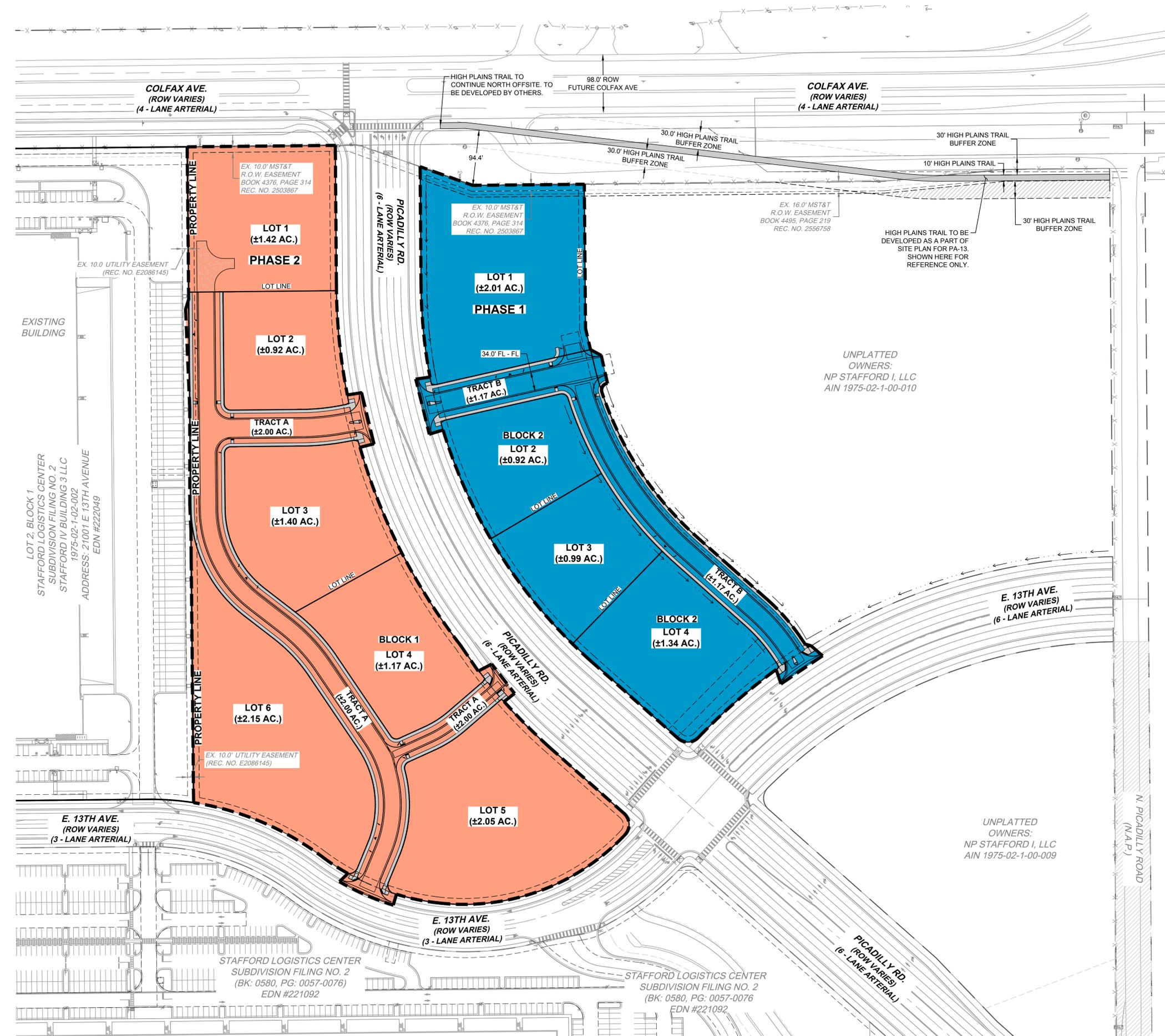
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PHASE LINE
- PHASE 1
- PHASE 2

PHASE 1:

PHASE 1 WILL INCLUDE THE EASTERN ROADWAY, LANDSCAPING, GRADING, AND UTILITY CONSTRUCTION. THIS CONSTRUCTION WILL NOT BEGIN UNTIL APPROVAL OF THE PROPOSED SITE PLAN OF THE UNPLATTED "MULTIFAMILY" LOT. THIS PHASED WORK MAY HAPPEN IRRESPECTIVE OF THE PHASE 2 DESCRIBED BELOW.

PHASE 2:

PHASE 2 WILL INCLUDE THE WESTERN ROADWAY, LANDSCAPING, GRADING, AND UTILITY CONSTRUCTION. THIS PHASED WORK MAY HAPPEN IRRESPECTIVE PHASE 1 DESCRIBED ABOVE.



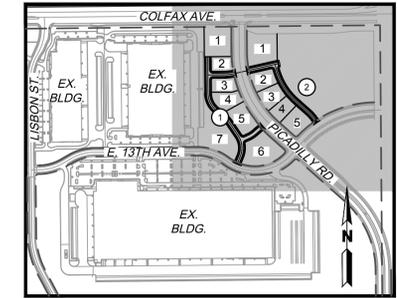
NOT FOR CONSTRUCTION

**STAFFORD LOGISTIC CENTER
SITE PLAN
OVERALL GRADING PLAN
AURORA, COLORADO**

NO. DATE

JOB NO.: DCS23-4056
PA / PM: CS
DESIGNED: JC
DATE:
PLOT DATE: 12/8/2023

SHEET
09
Sheet 09 of 30



KEYMAP
N.T.S.

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED SPILL CURB
- PROPOSED CURB
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- STORM LINE
- STORM INLET
- EXISTING STORM LINE
- EXISTING STORM INLET
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING LIGHT POLE
- 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
- EXISTING UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED SLOPE AND DIRECTION

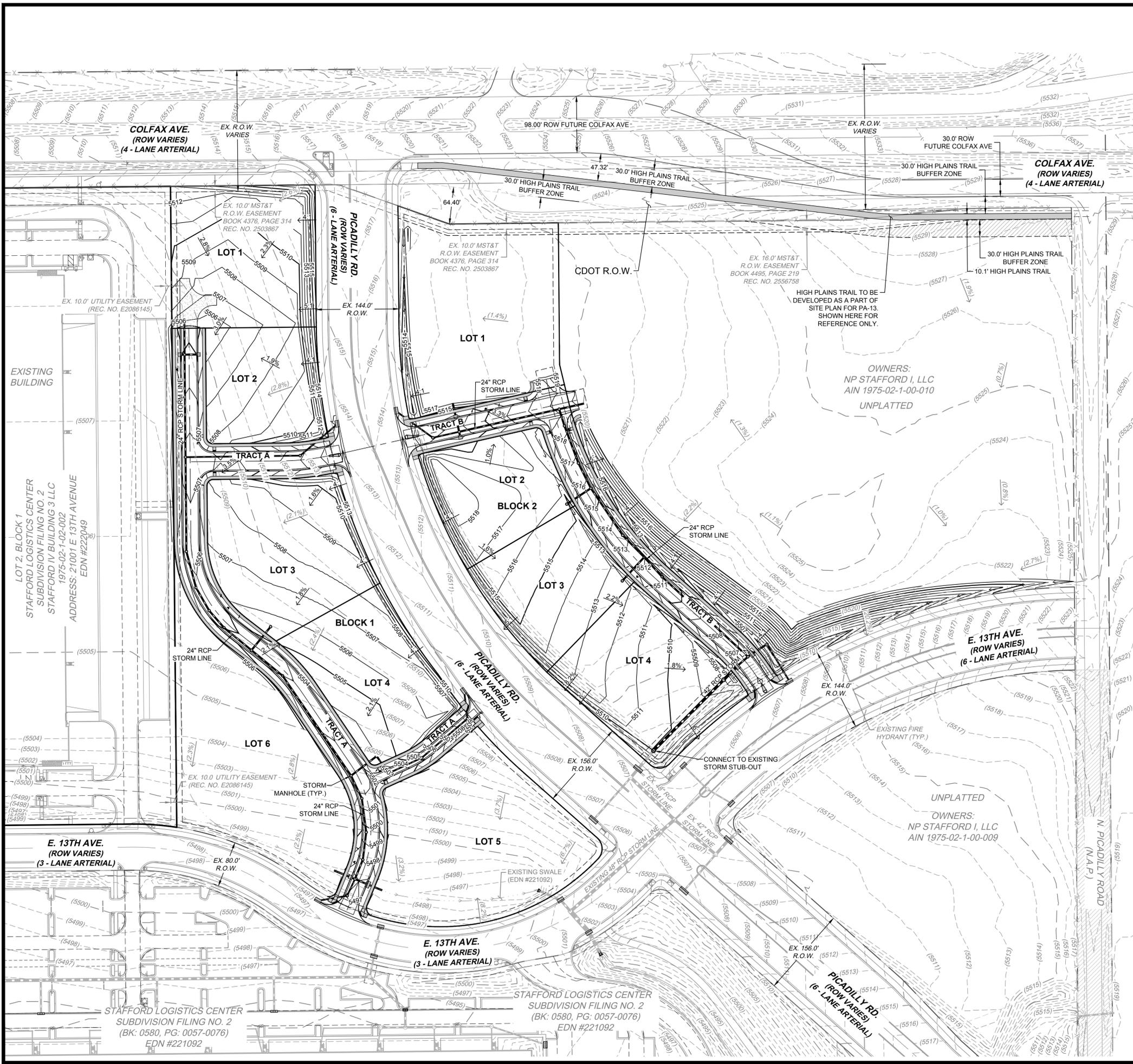
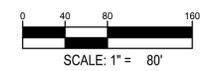
NOTES:

1. SIDEWALKS AND LANDINGS SHALL SLOPE 1.5% TOWARDS ROADS. DRIVE LANES UNLESS NOTED OTHERWISE.
2. MINIMUM PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
4. EXISTING UTILITIES STRUCTURES TO BE ADJUSTED AS NECESSARY TO MEET PROPOSED GRADE.
5. ALL STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.
6. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
7. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
8. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.

BENCHMARK:

CITY OF AURORA BENCHMARK ID 4S6602SE001 BEING A 3" DIAMETER BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE AT THE SOUTHWEST CORNER OF PICADILLY RD. AND E. 11TH AVE. MONUMENT IS 37 FEET WEST AND 48 FEET SOUTH OF THE NORTHEAST CORNER SOUTHWEST QUARTER SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST. MONUMENT ALSO BEING JUST EAST OF NORTH SOUTH FENCE AND 5.5 FEET SOUTH OF FENCE CORNER. ELEVATION = 5527.28 NAVD 88 DATUM

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



LOT 2, BLOCK 1
STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 2
STAFFORD IV BUILDING 3 LLC
1975-02-1-02-002
ADDRESS: 21001 E 13TH AVENUE
EDN #222049

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 2
(BK: 0580, PG: 0057-0076)
EDN #221092

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 2
(BK: 0580, PG: 0057-0076)
EDN #221092

PICADILLY RD.
(6 - LANE ARTERIAL)

E. 13TH AVE.
(ROW VARIES)
(3 - LANE ARTERIAL)

E. 13TH AVE.
(ROW VARIES)
(6 - LANE ARTERIAL)

COLFAX AVE.
(ROW VARIES)
(4 - LANE ARTERIAL)

COLFAX AVE.
(ROW VARIES)
(4 - LANE ARTERIAL)

EX. R.O.W. VARIES

EX. 16.0' MST&T
R.O.W. EASEMENT
BOOK 4495, PAGE 219
REC. NO. 2556758

HIGH PLAINS TRAIL TO BE
DEVELOPED AS A PART OF
SITE PLAN FOR PA-13,
SHOWN HERE FOR
REFERENCE ONLY.

OWNERS:
NP STAFFORD I, LLC
AIN 1975-02-1-00-010
UNPLATTED

OWNERS:
NP STAFFORD I, LLC
AIN 1975-02-1-00-009
UNPLATTED

N
PICADILLY ROAD
(MAP)

EXISTING BUILDING

LOT 2, BLOCK 1
STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 2
STAFFORD IV BUILDING 3 LLC
1975-02-1-02-002
ADDRESS: 21001 E 13TH AVENUE
EDN #222049

E. 13TH AVE.
(ROW VARIES)
(3 - LANE ARTERIAL)

E. 13TH AVE.
(ROW VARIES)
(3 - LANE ARTERIAL)

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 2
(BK: 0580, PG: 0057-0076)
EDN #221092

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SUBDIVISION FILING NO. 2
(BK: 0580, PG: 0057-0076)
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(ROW VARIES)
(6 - LANE ARTERIAL)

COLFAX AVE.
(ROW VARIES)
(4 - LANE ARTERIAL)

COLFAX AVE.
(ROW VARIES)
(4 - LANE ARTERIAL)

EX. R.O.W. VARIES

EX. 16.0' MST&T
R.O.W. EASEMENT
BOOK 4495, PAGE 219
REC. NO. 2556758

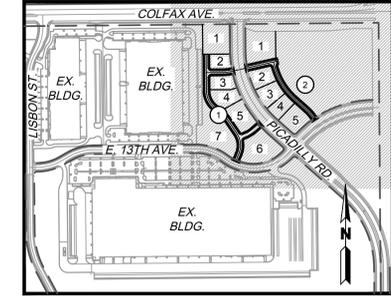
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OWNERS:
NP STAFFORD I, LLC
AIN 1975-02-1-00-010
UNPLATTED

OWNERS:
NP STAFFORD I, LLC
AIN 1975-02-1-00-009
UNPLATTED

N
PICADILLY ROAD
(MAP)

EXISTING BUILDING



KEYMAP
N.T.S.

LEGEND:

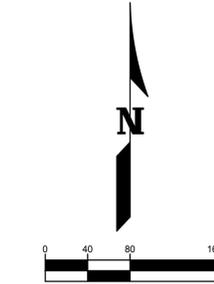
- PROPERTY LINE
- UTILITY CROSSING
- STORM LINE
- STORM INLET
- EXISTING STORM LINE
- EXISTING STORM INLET
- SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- WATERLINE & VALVE
- FIRE HYDRANT ASSEMBLY
- SITE LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING WATERLINE & VALVE
- EXISTING FIRE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

NOTES

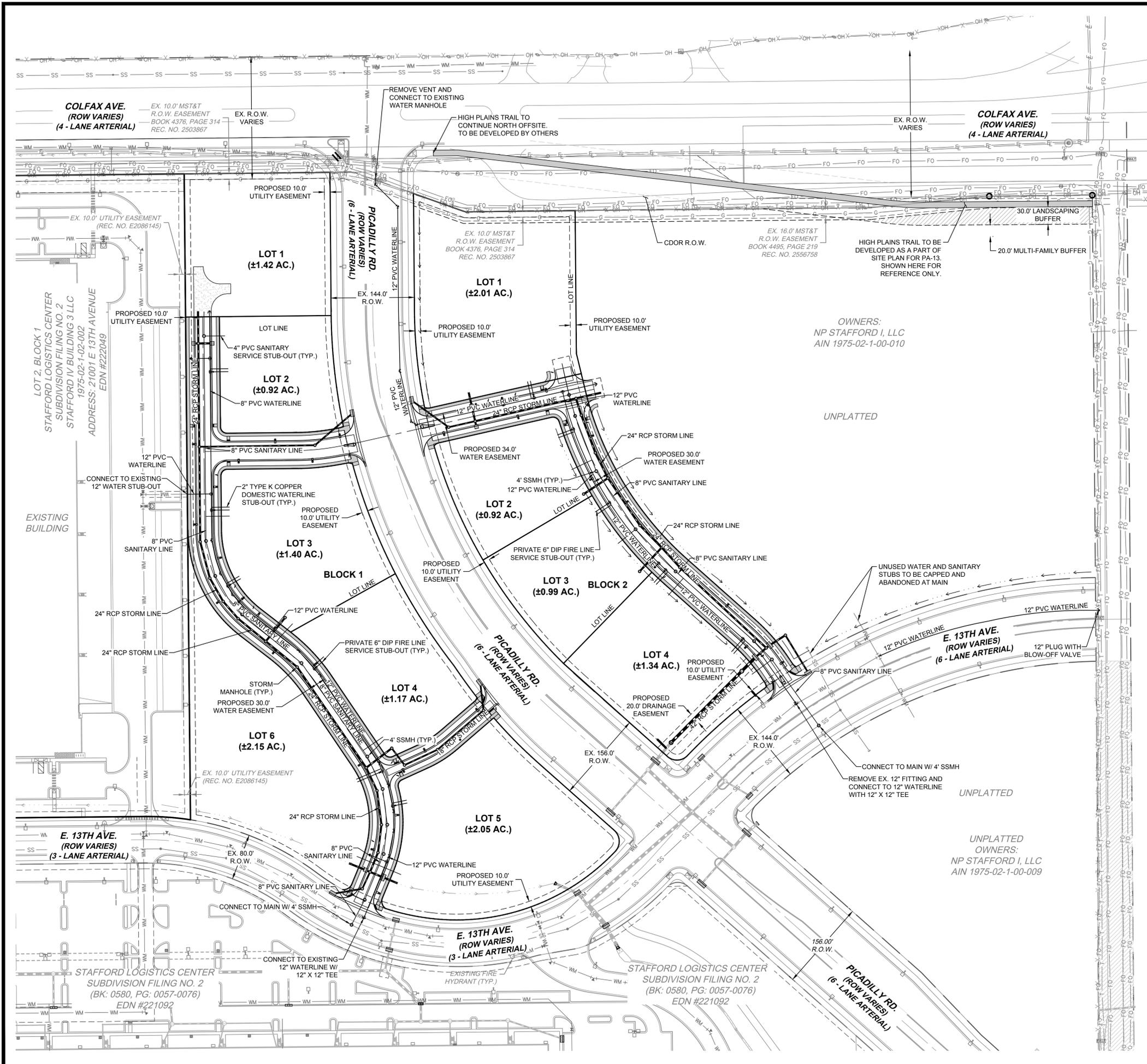
- THE CONTRACTOR IS TO VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW WORK WILL CONNECT AND NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
- MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.

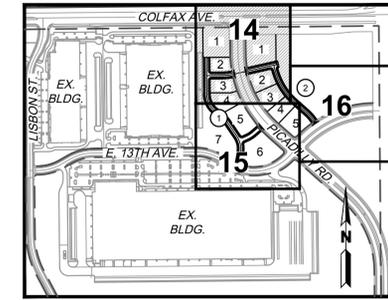
BENCHMARK:

CITY OF AURORA BENCHMARK ID 4S6602SE001 BEING A 3" DIAMETER BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE AT THE SOUTHWEST CORNER OF PICADILLY RD. AND E. 11TH AVE. MONUMENT IS 37 FEET WEST AND 48 FEET SOUTH OF THE NORTHEAST CORNER SOUTHWEST QUARTER SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST, MONUMENT ALSO BEING JUST EAST OF NORTH SOUTH FENCE AND 5.5 FEET SOUTH OF FENCE CORNER. ELEVATION = 5527.28 NAVD 88 DATUM



SCALE: 1" = 80'
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KEYMAP
N.T.S.

LEGEND:

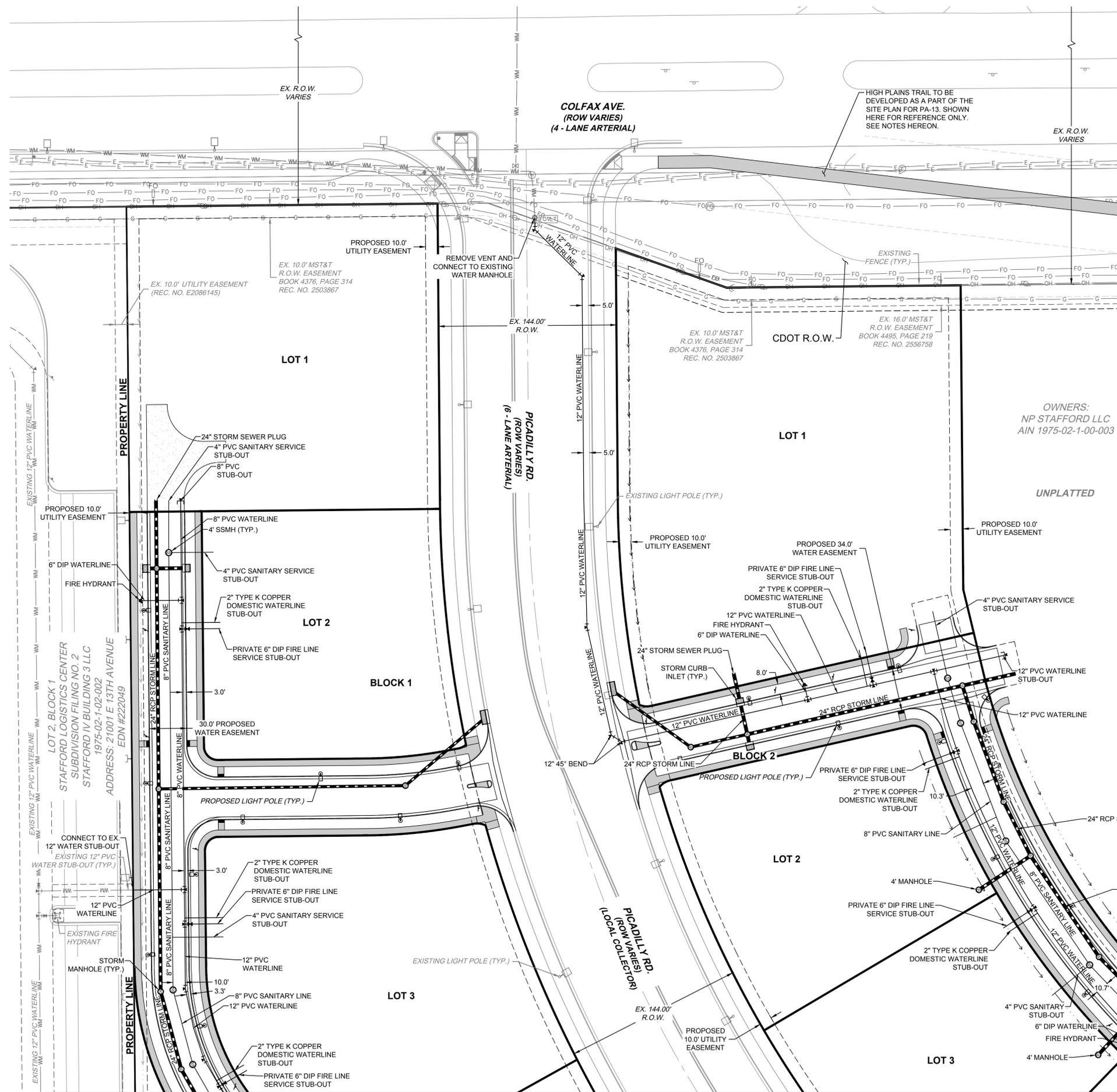
- PROPERTY LINE
- UTILITY CROSSING
- STORM LINE
- STORM INLET
- EXISTING STORM LINE
- EXISTING STORM INLET
- SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- WATERLINE & VALVE
- FIRE HYDRANT ASSEMBLY
- SITE LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING WATERLINE & VALVE
- EXISTING FIRE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

NOTES

1. THE CONTRACTOR IS TO VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW WORK WILL CONNECT AND NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.

BENCHMARK:

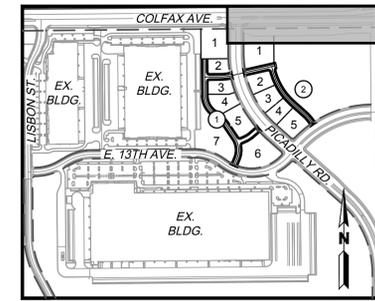
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MATCHLINE
SEE SHEET 15

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NOT FOR CONSTRUCTION



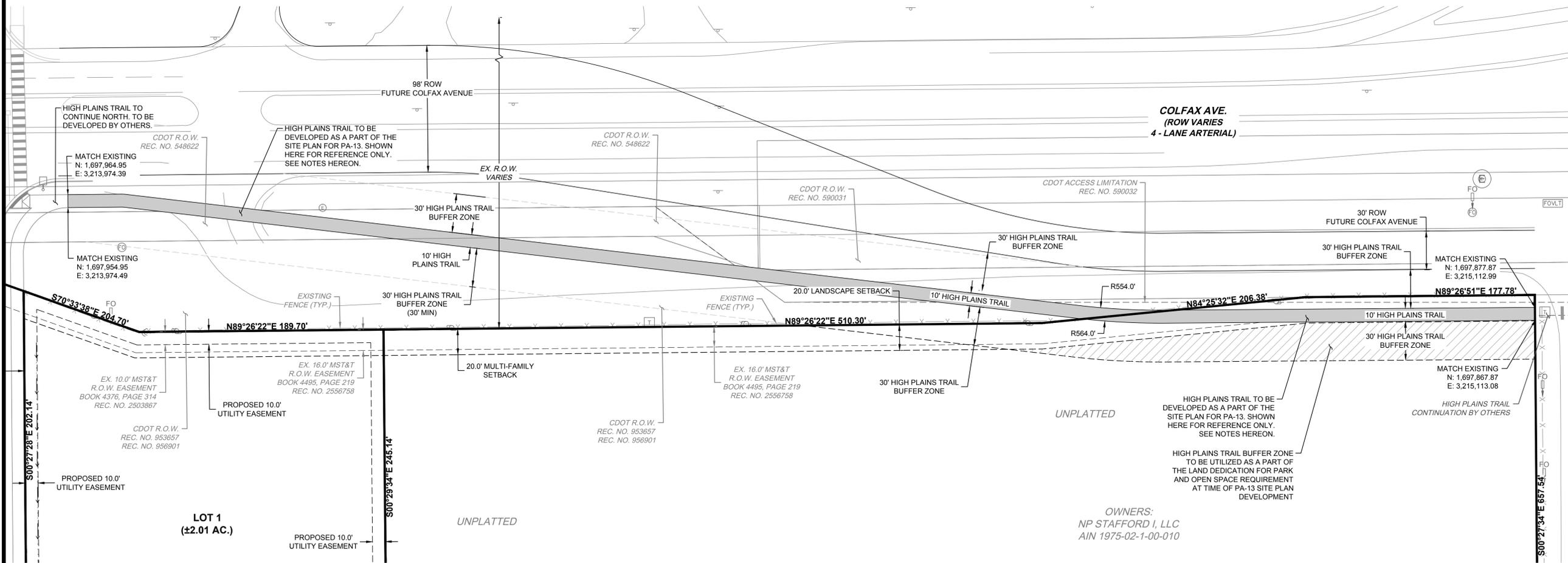
KEYMAP
N.T.S.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

900 south broadway
suite 320
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**STAFFORD LOGISTIC CENTER
SITE PLAN
TRAIL PLAN - FOR REFERENCE ONLY
AURORA, COLORADO**



**COLFAX AVE
(ROW VARIES
4 - LANE ARTERIAL)**

UNPLATTED
**OWNERS:
NP STAFFORD I, LLC
AIN 1975-02-1-00-010**

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED FIRE LANE EASEMENT
- EXISTING FENCE
- PROPOSED UTILITY EASEMENT
- PROPOSED CONCRETE WALK
- EXISTING FIRE HYDRANT
- FIRE HYDRANT WITH BOLLARDS
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- PROPOSED STOP SIGN

NOTES:

- 1) ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- 2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5
- 3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
- 4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
- 5) PAVEMENT THICKNESS PER GEOTECH REPORT.
- 6) CROSS PANS ARE SHOWN WITHIN THIS SITE PLAN BUT NOT REVIEWED OR APPROVED WITH SITE PLAN APPROVAL. CROSS PANS WILL BE REVIEWED AND APPROVED WITH THE CIVIL PLAN DOCUMENT.
- 7) MULTIFAMILY SITE TO MEET OPEN SPACE DEDICATION AS A PART OF DEVELOPMENT OF THAT SITE PLAN.
- 8) DESIGN AND CONSTRUCTION OF HIGH PLAINS TRAIL SHOWN ADJACENT TO SITE TO BE DEFERRED UNTIL PA-13 SITE PLAN AND CONSTRUCTION PROCESS.
- 9) HIGH PLAINS TRAIL BUFFER SHOWN ONSITE MAY OVERLAP WITH SITE BUFFER, OPEN SPACE, AND SETBACK REQUIREMENTS.
- 10) HIGH PLAINS TRAIL SHOWN ON SITE AND WITHIN CDOT RIGHT OF WAY TO BE MAINTAINED BY THE CITY OF AURORA

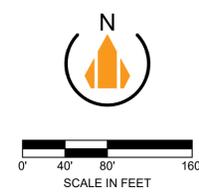
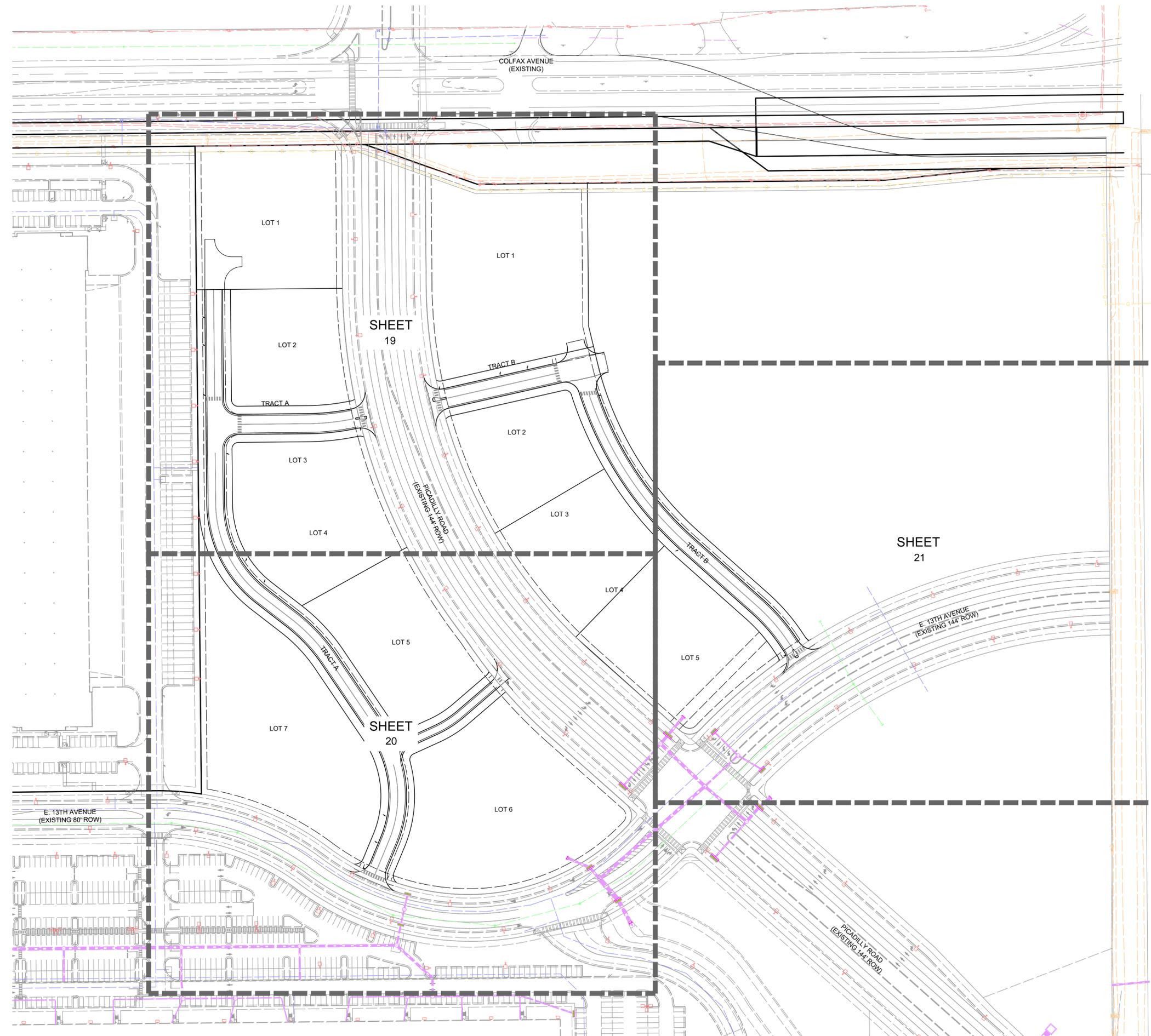
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NO.	DATE	REMARKS

JOB NO.:	DCS23-4056
PA / PM:	CS
DESIGNED:	JC
DATE:	
PLOT DATE:	12/8/2023

NOT FOR CONSTRUCTION



STAFFORD LOGISTICS CENTER
SITE PLAN
 OVERALL LANDSCAPE PLAN
 AURORA, COLORADO

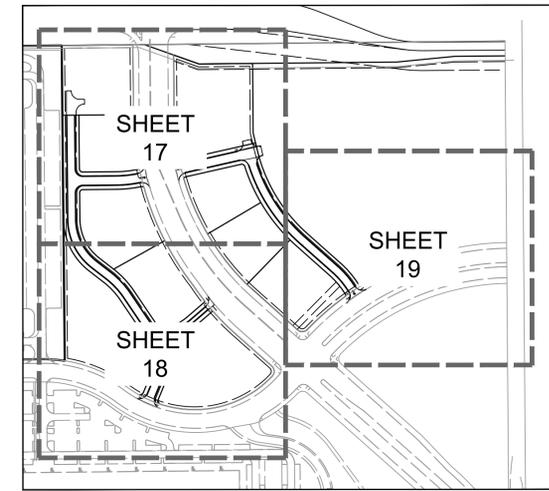
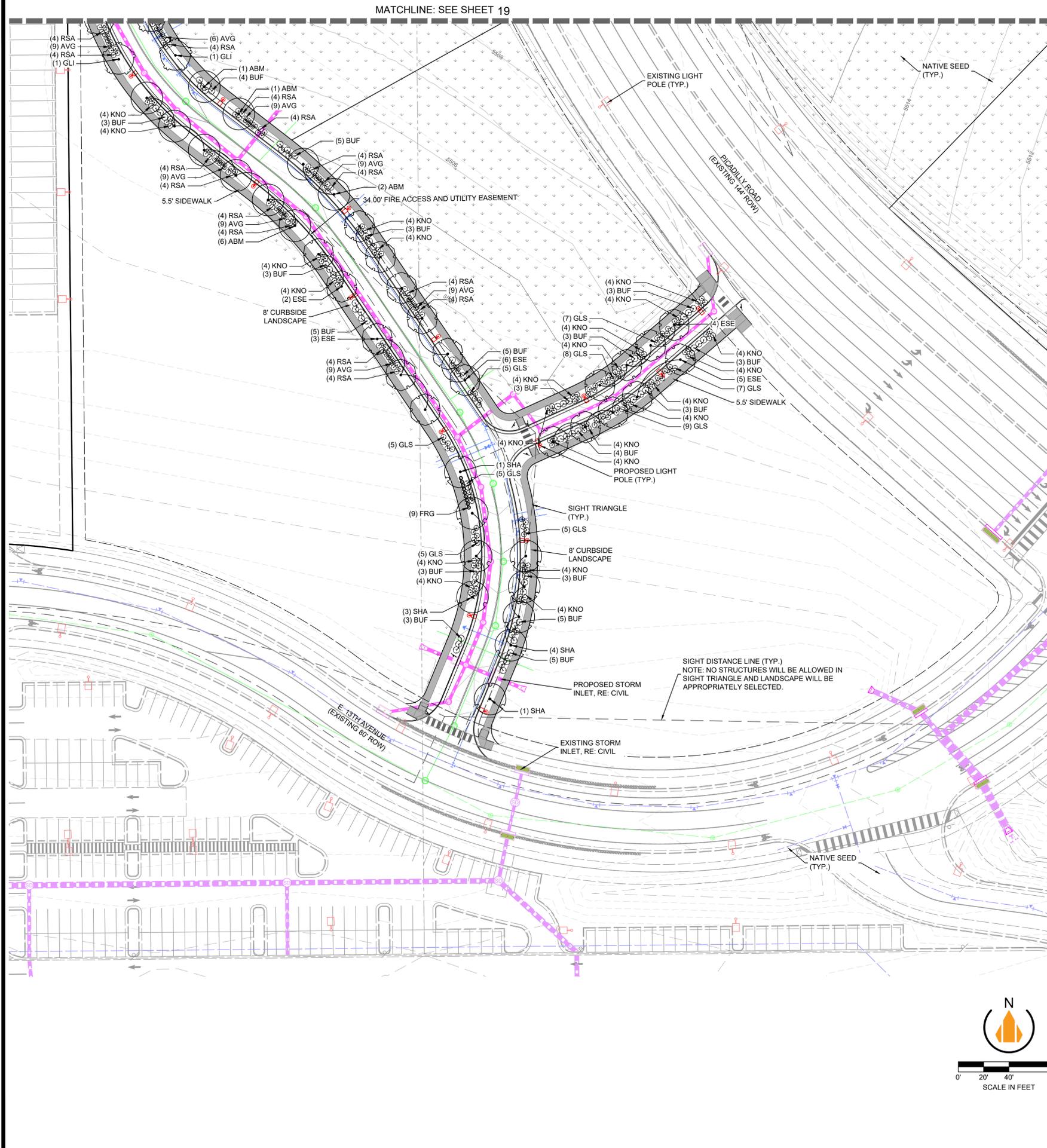
NO.	DATE	REMARKS

JOB NO.:	
PA / PM:	RB
DESIGNED:	RB
DATE:	12/08/23
PLOT DATE:	12/08/23

SHEET
18
 Sheet 18 of 30

SITEPOINT
 A Division of NorthPoint Development
 3315 N Oak Trafficway
 Kansas City, MO 64116
 816.888.7380
 sitepoint@northpointkc.com

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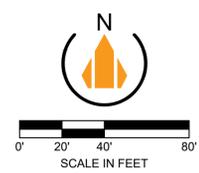


- NOTES:
- TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS AND MUST BE A MINIMUM OF 10' FROM UTILITY/SEWER LINES
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
 - FINAL PLANT MATERIAL LOCATIONS SHALL ADJUST TO ACCOMMODATE FUTURE PROPOSED DRIVES FOR EACH PAD SITE. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

LEGEND	
GENERAL	
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
CONTOURS	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
BOUNDARIES	
	PROPOSED PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
UTILITIES (RE: CIVIL)	
	EXISTING COMMUNICATIONS LINE
	PROPOSED COMMUNICATIONS LINE
	EXISTING NATURAL GAS MAIN
	PROPOSED NATURAL GAS MAIN
	EXISTING OVERHEAD POWER/ELECTRIC LINE
	PROPOSED OVERHEAD POWER/ELECTRIC LINE
	EXISTING UNDERGROUND POWER/ELECTRIC LINE
	PROPOSED UNDERGROUND POWER/ELECTRIC LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
SURFACE MATERIALS	
	NATIVE SEED
	CONCRETE SIDEWALK (RE: CIVIL)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	ABM	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE FREEMAN MAPLE	2.5" CAL.
	SHA	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2.5" CAL.
	ROA	QUERCUS RUBRA / RED OAK	2.5" CAL.
	GLI	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.
	ESE	ULMUS DAVIDIANA JAPONICA 'JFS-BEIBERICH' / EMERALD SUNSHINE ELM	2.5" CAL.
SHRUBS			
	BUF	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL.
	RSA	PEROVSKIA ATRIPPLICIFOLIA / RUSSIAN SAGE	5 GAL.
	GLS	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.
	KNO	ROSA X 'RADRAZZ' / KNOCK OUT SHRUB ROSE	5 GAL.
ORNAMENTAL GRASSES			
	FRG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.
	AVG	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL.



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A Division of NorthPoint Development
816.888.7380
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3315 N Oak Trafficway
Kansas City, MO 64116

STAFFORD LOGISTICS CENTER
SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

NO.	DATE	REMARKS

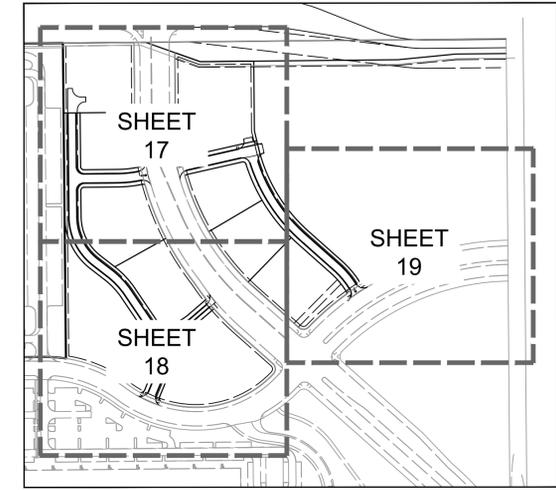
JOB NO.:	
PA / PM:	RB
DESIGNED:	RB
DATE:	12/08/23
PLOT DATE:	12/08/23

NOT FOR CONSTRUCTION

NO.	DATE	REMARKS

JOB NO.:	
PA / PM:	RB
DESIGNED:	RB
DATE:	12/08/23
PLOT DATE:	12/08/23

NOT FOR CONSTRUCTION



KEY MAP
(N.T.S)

NOTES:

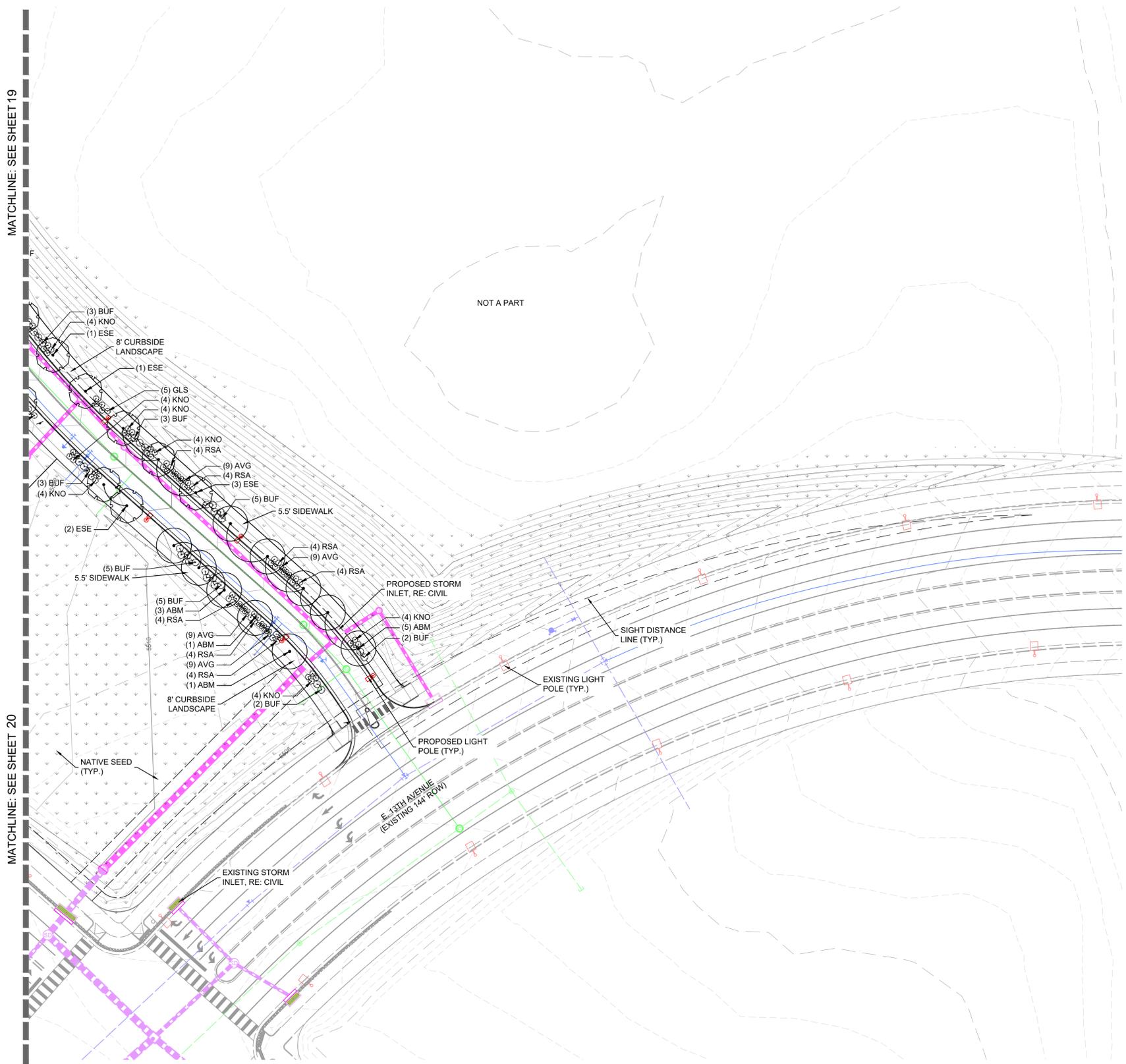
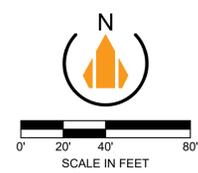
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LEGEND

GENERAL	
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	PROPOSED SIDEWALK
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
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BOUNDARIES	
	PROPOSED PROPERTY BOUNDARY
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	PROPOSED RIGHT-OF-WAY
UTILITIES (RE: CIVIL)	
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	PROPOSED NATURAL GAS MAIN
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	PROPOSED UNDERGROUND POWER/ELECTRIC LINE
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	PROPOSED SANITARY SEWER
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ORNAMENTAL GRASSES			
	FRG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.
	AVG	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL.



MATCHLINE: SEE SHEET 19

MATCHLINE: SEE SHEET 20

STANDARD LANDSCAPE NOTES:

- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL SHRUBS 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 SIX INCHES.
- 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.
- 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 WALK MATERIAL TYPES.
- ALL LANDSCAPE BEDS AND UNPLANTED AREAS SHALL BE MULCHED WITH ROCK TO A DEPTH OF THREE INCHES MINIMUM WITH LANDSCAPE FABRIC. TREE RINGS AND PERENNIAL BEDS ARE TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF THREE (3) INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
- SEED TO LIMITS OF DISTURBANCE WITH PROVIDED NATIVE SEED MIX.
- 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.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 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.
- 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 UPON COMPLETION OF THE INFRASTRUCTURE IMPROVEMENTS.
- FINAL PLANT MATERIAL LOCATIONS SHALL BE ADJUSTED OR REMOVED TO ACCOMMODATE FUTURE PROPOSED DRIVES AND UTILITY CONNECTIONS FOR EACH PAD SITE.
- IRRIGATION PLANS TO BE SUBMITTED TO AURORA WATER PER THE DEPARTMENT'S REQUIREMENTS FOLLOWING APPROVAL OF THE FINAL LANDSCAPE PLAN.
- ENSURE ALL HYDRANTS ARE WITHIN LANDSCAPED AREAS AN 5 FT. CLEAR ON ALL SIDES FROM ANY OBSTRUCTIONS, WITH THE RELOCATION OF FIRE HYDRANT PLEASE ENSURE THE FIRE HYDRANT IS WITHIN THE 3'-8" - 8' DISTANCE FROM BACK OF CURB AND FACING ADJACENT ROADWAY. TYPICAL ALL SHEETS.

PLANT SCHEDULE

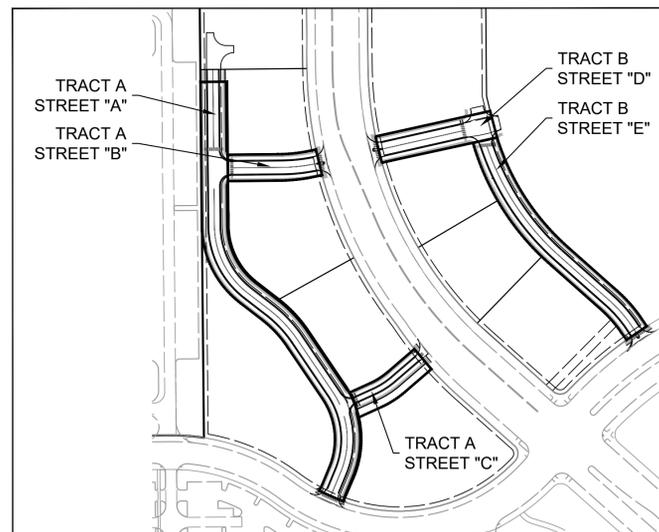
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	WATER USE
TREES						
	ABM	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE FREEMAN MAPLE	2.5" CAL.	B&B	20	X
	SHA	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2.5" CAL.	B&B	16	X
	ROA	QUERCUS RUBRA / RED OAK	2.5" CAL.	B&B	9	XX
	GLI	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	B&B	32	N/A
	ESE	ULMUS DAVIDIANA JAPONICA 'JFS-BEIBERICH' / EMERALD SUNSHINE ELM	2.5" CAL.	B&B	35	X
SHRUBS						
	BUF	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL.	CONTAINER	171	XX
	RSA	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	CONTAINER	242	XXX
	GLS	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONTAINER	168	XXX
	KNO	ROSA X 'RADRAZZ' / KNOCK OUT SHRUB ROSE	5 GAL.	CONTAINER	192	XX
ORNAMENTAL GRASSES						
	FRG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.	CONTAINER	23	X
	AVG	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL.	CONTAINER	171	X

LEGEND

- X PLANTS NEED 1" OF WATER PER WEEK
- XX PLANTS NEED 3/4" OF WATER PER WEEK
- XXX PLANTS NEED 1/2" OF WATER EVERY TWO WEEKS

OVERALL SITE DATA		
		AREA
TOTAL LIMIT OF CONSTRUCTION	100%	568,000 S.F.
TOTAL HARD SURFACE AREA	19.7%	111,667 S.F.
SIDE WALK	24.5%	27,350 S.F.
ROADWAY	72.6%	81,027 S.F.
GRAVEL	2.9%	3,290 S.F.
TOTAL LANDSCAPE AREA	80.3%	456,333 S.F.
CURBSIDE LANDSCAPE	7.9%	35,973 S.F.
NATIVE SEED (AREA OF DISTURBANCE)	92.1%	420,360 S.F.

NATIVE SEED MIX	
SPECIES	PLS/ACRE
HATCHITABLUE GRAMA (BOUPELOUA GRACILIS)	4.0
BOWIE BUFFALOGRASS (BOUPELOUA DACTYLOIDES)	4.0
BUTTE SIDEOATS GRAMA (BOUPELOUA CURTIPE NDULA)	6.0
SAND DROPSEED (SPOROBOLOUS CRYPT ANDRUS)	1.0
ARRIBAWESTERN WHEATGRASS (PASCOPYRUM SMITHII)	1.0
PRAIRE JUNEGRASS (KOELERIA MACRANTHA)	3.0
BLAZE LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM BLAZE)	1.0
LORDIM GREEN NEEDLEGRASS (NASSELLA VRDULA)	2.0
TOTAL	22.0



CURBSIDE LANDSCAPE KEY (N.T.S)

CURBSIDE LANDSCAPE							
LANDSCAPE ZONE	PROVIDED WIDTH	LENGTH	AREA	TREE REQUIREMENT	TREES PROVIDED	SHRUB REQUIREMENT	SHRUBS PROVIDED
STREET "A" (WEST)	8'-0"	1,080'	8,480 S.F.	1 TREE PER 40 L.F. 1,080/40 = 27 TREES	27 TREES	1 SHRUB PER 40 S.F. 8,480/40 = 212 SHRUBS	213 SHRUBS
STREET "A" (EAST)	8'-0"	1,002'	8,000 S.F.	2 TREE PER 40 L.F. 1,002/40 = 25 TREES	25 TREES	1 SHRUB PER 40 S.F. 8,000/40 = 200 SHRUBS	200 SHRUBS
STREET "B" (NORTH)	8'-0"	227'	1,559 S.F.	3 TREE PER 40 L.F. 227/40 = 6 TREES	6 TREES*	1 SHRUB PER 40 S.F. 1,559/40 = 39 SHRUBS	63 SHRUBS (2 TREE EQV.)
STREET "B" (SOUTH)	8'-0"	237'	1,641 S.F.	4 TREE PER 40 L.F. 237/40 = 6 TREES	6 TREES	1 SHRUB PER 40 S.F. 1,641/40 = 41 SHRUBS	42 SHRUBS
STREET "C" (NORTH)	8'-0"	196'	1,415 S.F.	5 TREE PER 40 L.F. 196/40 = 5 TREES	5 TREES*	1 SHRUB PER 40 S.F. 1,415/40 = 36 SHRUBS	48 SHRUBS (1 TREE EQV.)
STREET "C" (SOUTH)	8'-0"	211'	1,510 S.F.	6 TREE PER 40 L.F. 211/40 = 6 TREES	6 TREES*	1 SHRUB PER 40 S.F. 1,510/40 = 38 SHRUBS	50 SHRUBS (1 TREE EQV.)
STREET "D" (NORTH)	8'-0"	235'	1,894 S.F.	7 TREE PER 40 L.F. 235/40 = 6 TREES	6 TREES	1 SHRUB PER 40 S.F. 1,894/40 = 48 SHRUBS	48 SHRUBS
STREET "D" (SOUTH)	8'-0"	235'	1,885 S.F.	8 TREE PER 40 L.F. 235/40 = 6 TREES	6 TREES*	1 SHRUB PER 40 S.F. 1,885/40 = 48 SHRUBS	60 SHRUBS (1 TREE EQV.)
STREET "E" (WEST)	8'-0"	600'	4,565 S.F.	9 TREE PER 40 L.F. 600/40 = 15 TREES	15 TREES	1 SHRUB PER 40 S.F. 4,565/40 = 115 SHRUBS	117 SHRUBS
STREET "E" (EAST)	8'-0"	590'	4,441 S.F.	10 TREE PER 40 L.F. 590/40 = 15 TREES	15 TREES	1 SHRUB PER 40 S.F. 4,441/40 = 111 SHRUBS	116 SHRUBS
TOTALS				117 TREES	117 TREES	888 SHRUBS	945 SHRUBS

NOTES:

- SHRUB TO TREE EQUIVALENT OF TWELVE (12) 5 GALLON SHRUBS TO ONE (1) 2.5" CALIPER TREE ARE APPLIED TO SPECIFIC STREETS. SHRUB EQUIVALENTS UTILIZED DUE TO 50' STOP SIGN OFFSET AND UTILITY CONFLICTS.
- GRASS TO SHRUB EQUIVALENT OF ONE (1) 5 GALLON GRASS TO (1) 5 GALLON SHRUB IS UTILIZED FOR PLANTING DESIGN.

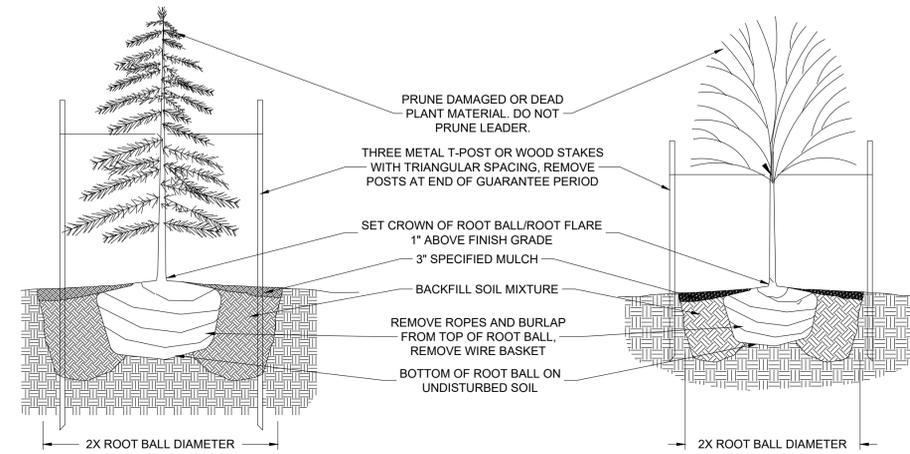
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SITE PLAN
LANDSCAPE NOTES AND SCHEDULE
AURORA, COLORADO

NO.	DATE	REMARKS

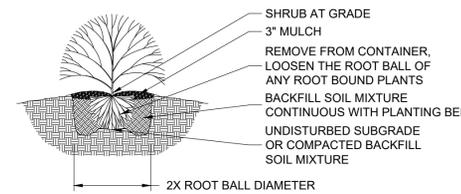
JOB NO.:	
PA / PM:	RB
DESIGNED:	RB
DATE:	12/08/23
PLOT DATE:	12/08/23

NOT FOR CONSTRUCTION

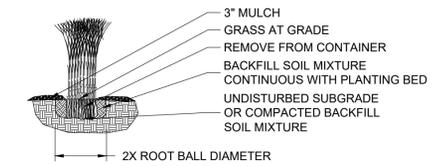


NOTES:
1. IN TURF AREA, PROVIDE 6' DIAMETER OF MULCH

1 EVERGREEN/DECIDUOUS TREE PLANTING DETAIL
N.T.S.



2 SHRUB PLANTING DETAIL
N.T.S.



3 GRASS PLANTING DETAIL
N.T.S.

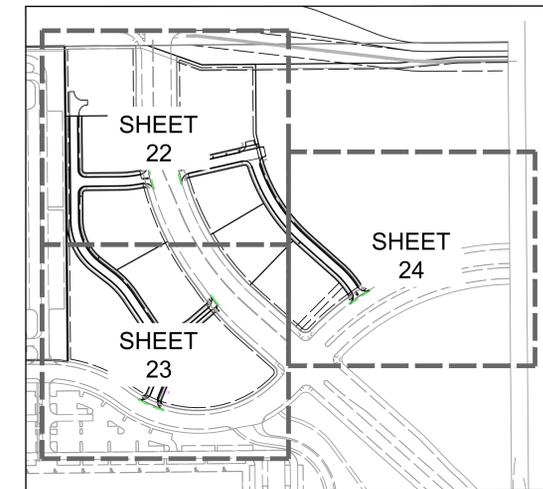
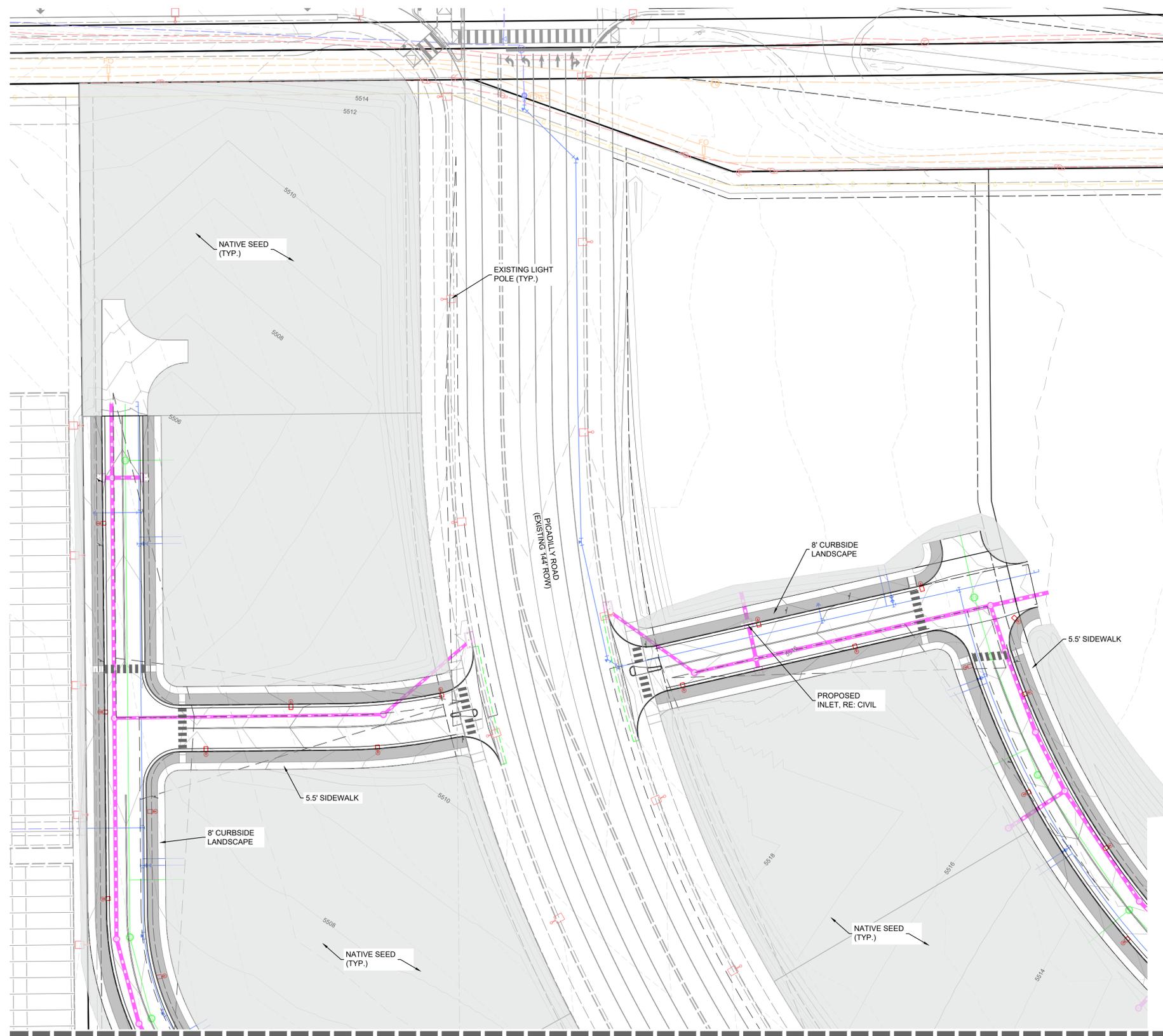


NOTES:
1. TYPE: RIVER ROCK
2. SIZE RANGE: 4-INCH MAXIMUM, 1-INCH MINIMUM

4 ROCK MULCH DETAIL
N.T.S.

NO.	DATE	REMARKS

JOB NO.:	
PA / PM:	RB
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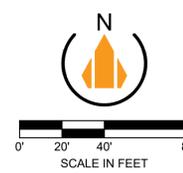
KEY MAP
(N.T.S)

HYDROZONE DATA		
WATER USE (OVERALL DISTURBED AREA)	AREA (%)	AREA (S.F)
TOTAL LANDSCAPE AREA	100.0%	456,333 S.F.
LOW WATER USE (CURBSIDE LANDSCAPE)	7.9%	35,973 S.F.
Z-ZONE (NATIVE SEED)	92.1%	420,360 S.F.

HYDROZONE LEGEND	
	LOW WATER USE (CURBSIDE LANDSCAPE)
	Z-ZONE (NATIVE SEED AREA)

MATCHLINE: SEE SHEET 24

MATCHLINE: SEE SHEET 23



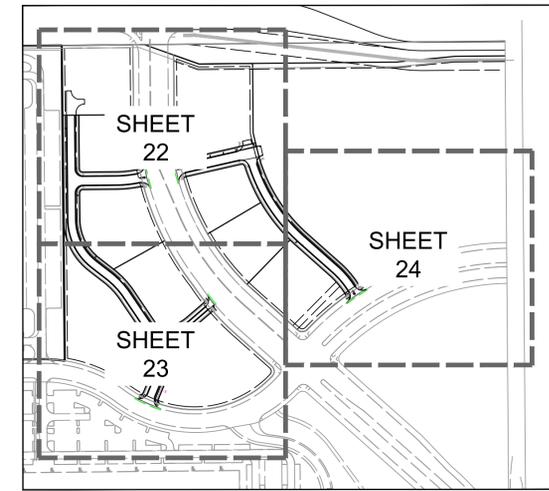
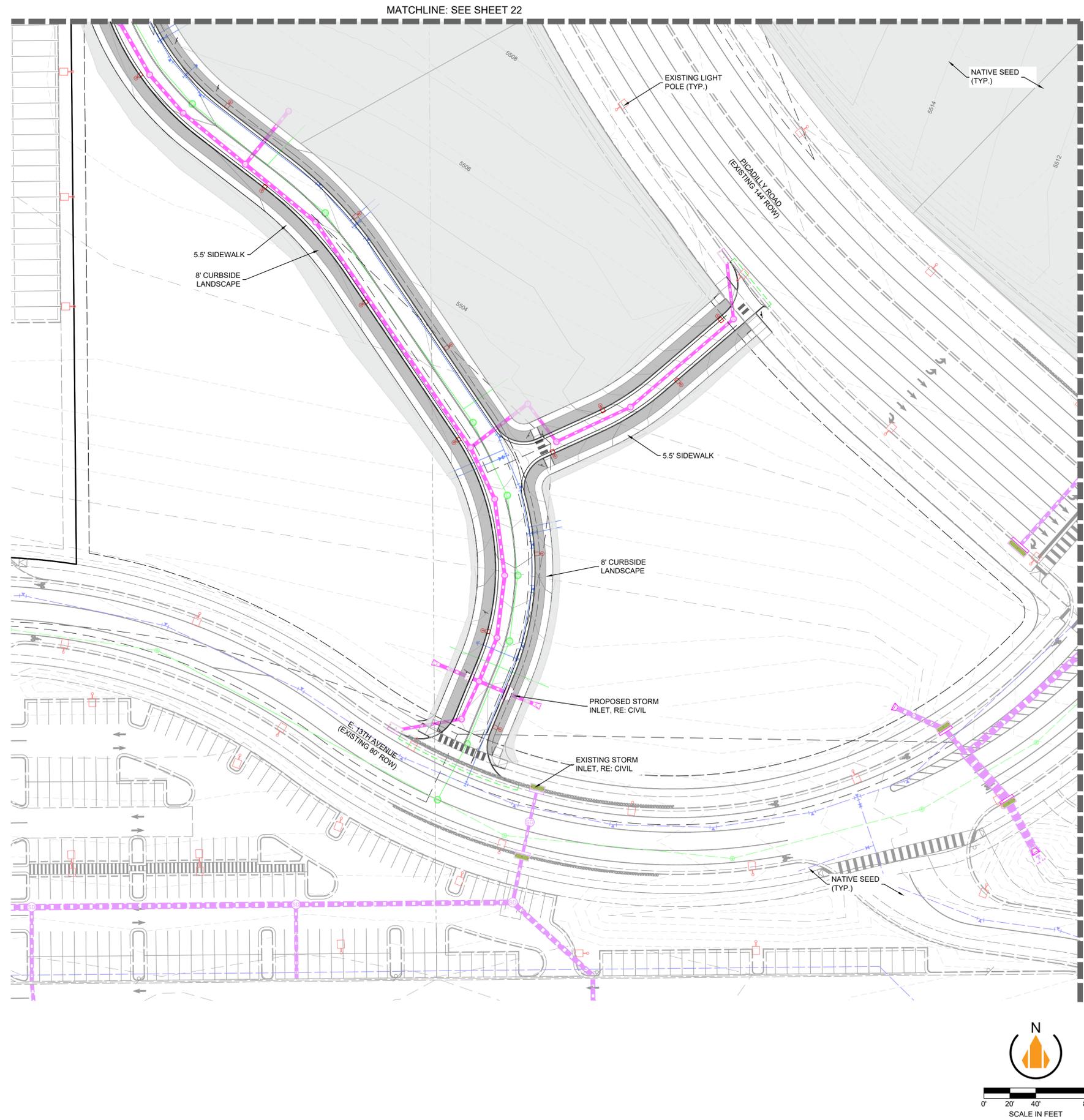
STAFFORD LOGISTICS CENTER
SITE PLAN
 HYDROZONE PLAN
 AURORA, COLORADO

NO.	DATE	REMARKS

JOB NO.:	
PA / PM:	RB
DESIGNED:	RB
DATE:	12/08/23
PLOT DATE:	12/08/23

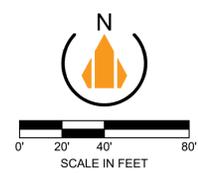
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HYDROZONE DATA		
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TOTAL LANDSCAPE AREA	100.0%	456,333 S.F.
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HYDROZONE LEGEND	
	LOW WATER USE (CURBSIDE LANDSCAPE)
	Z-ZONE (NATIVE SEED AREA)



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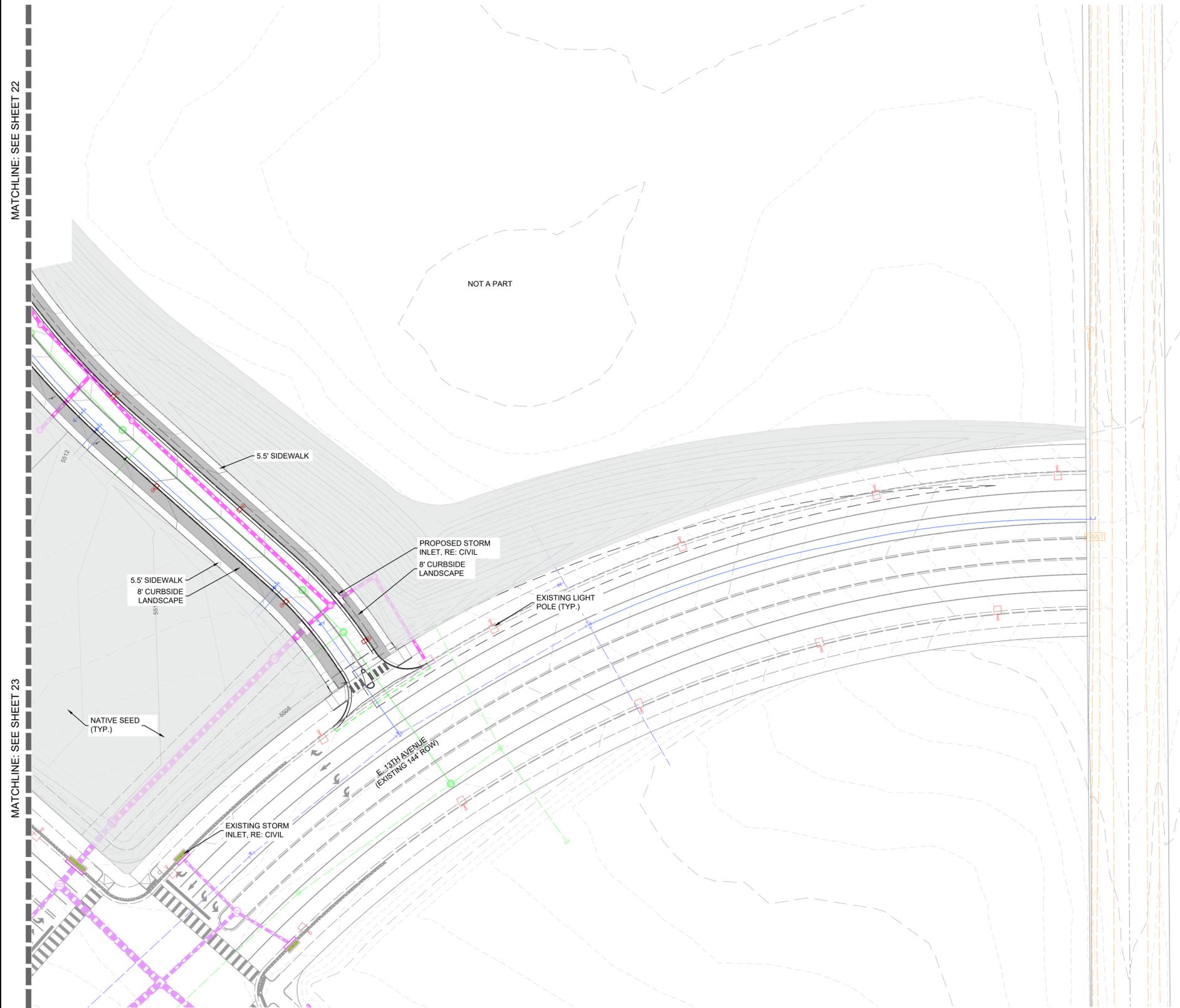
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SITE PLAN
HYDROZONE PLAN
AURORA, COLORADO

NO.	DATE	REMARKS

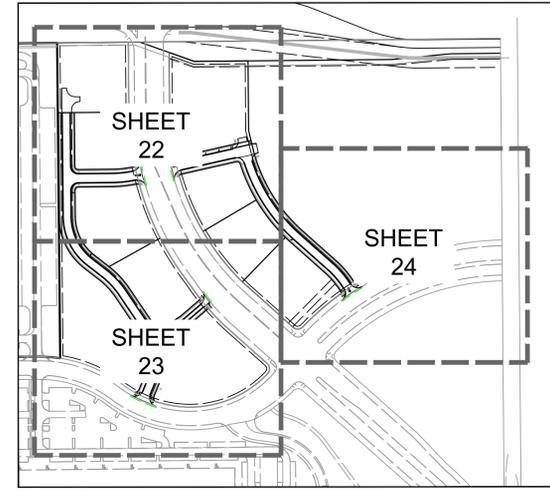
JOB NO.:	
PA / PM:	RB
DESIGNED:	RB
DATE:	12/08/23
PLOT DATE:	12/08/23

NOT FOR CONSTRUCTION



MATCHLINE: SEE SHEET 22

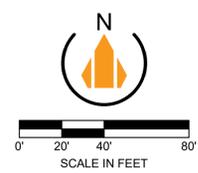
MATCHLINE: SEE SHEET 23



KEY MAP
(N.T.S)

HYDROZONE DATA		
WATER USE (OVERALL DISTURBED AREA)	AREA (%)	AREA (S.F)
TOTAL LANDSCAPE AREA	100.0%	456,333 S.F.
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Z-ZONE (NATIVE SEED)	92.1%	420,360 S.F.

HYDROZONE LEGEND	
	LOW WATER USE (CURBSIDE LANDSCAPE)
	Z-ZONE (NATIVE SEED AREA)



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SITE PLAN
HYDROZONE PLAN
AURORA, COLORADO

NO.	DATE	REMARKS

JOB NO.:	
PA / PM:	RB
DESIGNED:	RB
DATE:	12/08/23
PLOT DATE:	12/08/23

NOT FOR CONSTRUCTION



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**STAFFORD LOGISTIC CENTER
SITE PLAN
PHOTOMETRIC SITE PLAN
AURORA, COLORADO**

NO.	DATE	REMARKS

JOB NO.:	DCS23-4056
PA / PM:	CS
DESIGNED:	JC
DATE:	
PLOT DATE:	02/23/24

NOT FOR CONSTRUCTION

- LIGHTING GENERAL NOTES**
- LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
 - CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.
 - ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING AND ADJACENT PROPERTIES ARE NOT INCLUDED.
 - ALL LIGHT FIXTURES ARE FULL-CUTOFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE. ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE.
 - ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMELOCK WITH PHOTOCELL TO ALLOW LIGHTS TO BE TURNED "ON" ONLY DURING NON-DAYLIGHT HOURS.
 - A STATEMENT OF CERTIFICATION WILL BE PROVIDED ADDRESSING ACCOUNTABILITY FOR THE CONTENT AND ACCURACY OF THE SUBMITTED LIGHTING PLAN AND THE INSTALLATION OF THE LIGHTS ACCORDING TO THE APPROVED LIGHTING PLAN. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE COMPLIANCE TO ALL STANDARDS IN EFFECT. (ORIG. 1-23-02; RELOC. 12-13-16).
 - PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
 - PUBLIC AND PRIVATE INFRASTRUCTURE CAN NOT BE TIED IN TOGETHER.
 - FIXTURES TAGGED WITH '(E)' ARE EXISTING TO REMAIN AND ARE NOT TAKEN INTO CONSIDERATION FOR THE PHOTOMETRIC CALCULATION IN THIS DRAWING.
 - SITE PHOTOMETRIC CALCULATIONS HAVE BEEN COMPLETED BASED ON CRITERIA SET BY CITY OF AURORA FOR STREET LIGHTING IN ANTICIPATION OF FUTURE USE DESIGNATION CHANGES.

LIGHTING FIXTURES LEGEND

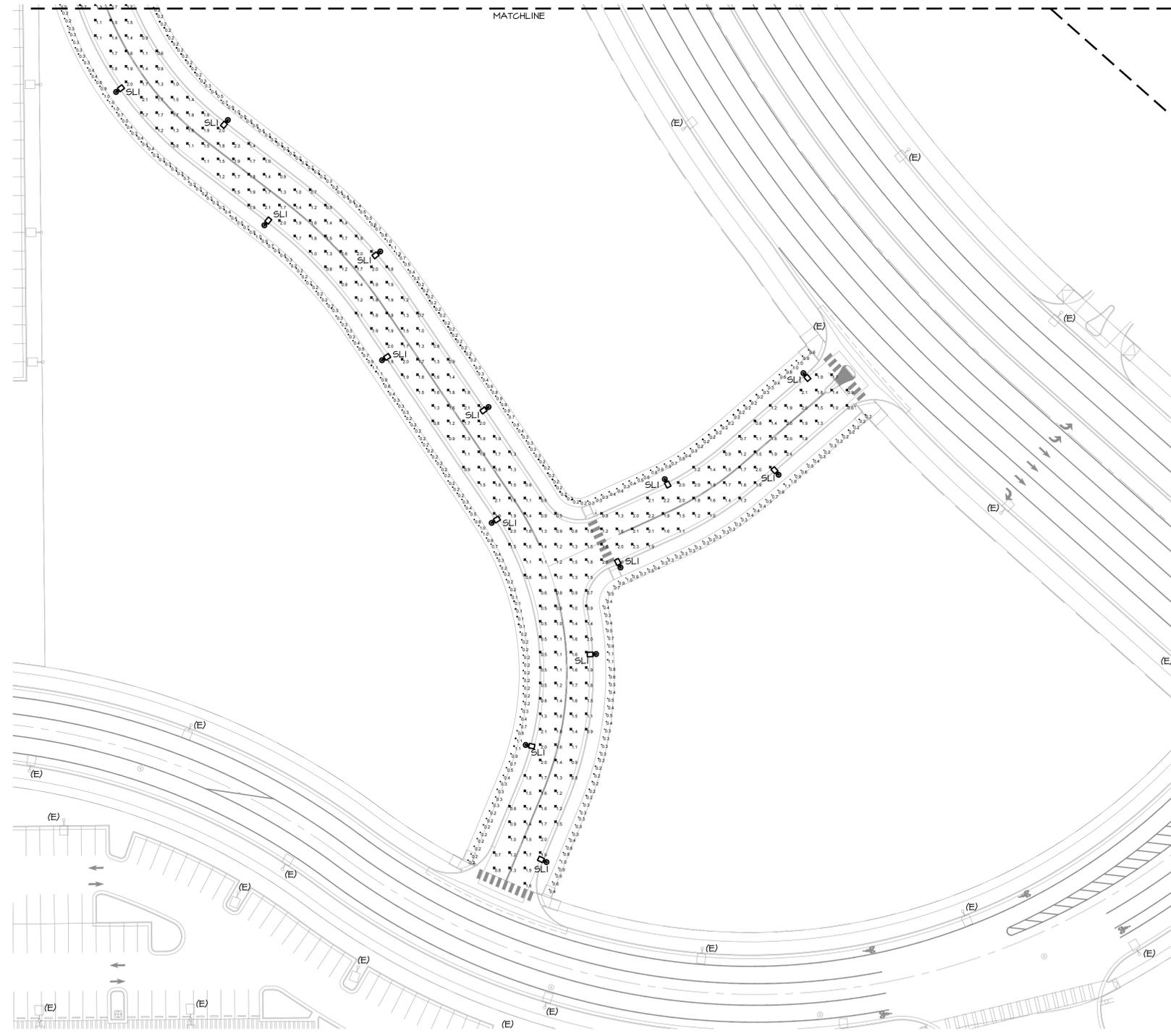
- LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH
- WALL MOUNTED SCONCE LIGHT
- EXTERIOR POLE AREA LIGHT
- WALL MOUNTED AREA LIGHT

KEYNOTE LEGEND

KEY	VALUE
	REFER TO ENGINEERING CONSTRUCTION DRAWING PACKAGE, SHEET E10 FOR POWER SOURCE OF COLFAX LIGHT POLE.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Tract 1 - Sidewalk East	+	0.4 fc	1.1 fc	0.2 fc	5.5:1	2.0:1
Tract 1 - Sidewalk North	+	0.4 fc	1.0 fc	0.1 fc	10.0:1	4.0:1
Tract 1 - Sidewalk South East	+	0.5 fc	1.1 fc	0.2 fc	5.5:1	2.5:1
Tract 1 - Sidewalk West	+	0.4 fc	1.1 fc	0.1 fc	11.0:1	4.0:1
Tract 1 Street	×	1.4 fc	2.4 fc	0.3 fc	8.0:1	4.7:1
Tract 2 - Sidewalk East	◇	0.5 fc	1.1 fc	0.2 fc	5.5:1	2.5:1
Tract 2 - Sidewalk North	◇	0.4 fc	1.0 fc	0.1 fc	10.0:1	4.0:1
Tract 2 - Sidewalk West	◇	0.5 fc	1.3 fc	0.2 fc	6.5:1	2.5:1
Tract 2 Street	×	1.5 fc	2.8 fc	0.5 fc	5.6:1	3.0:1





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AURORA, COLORADO

NO.	DATE	REMARKS

JOB NO.:	DCS23-4056
PA / PM:	CS
DESIGNED:	JC
DATE:	
PLOT DATE:	02/23/24

NOT FOR CONSTRUCTION

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LIGHTING FIXTURES LEGEND

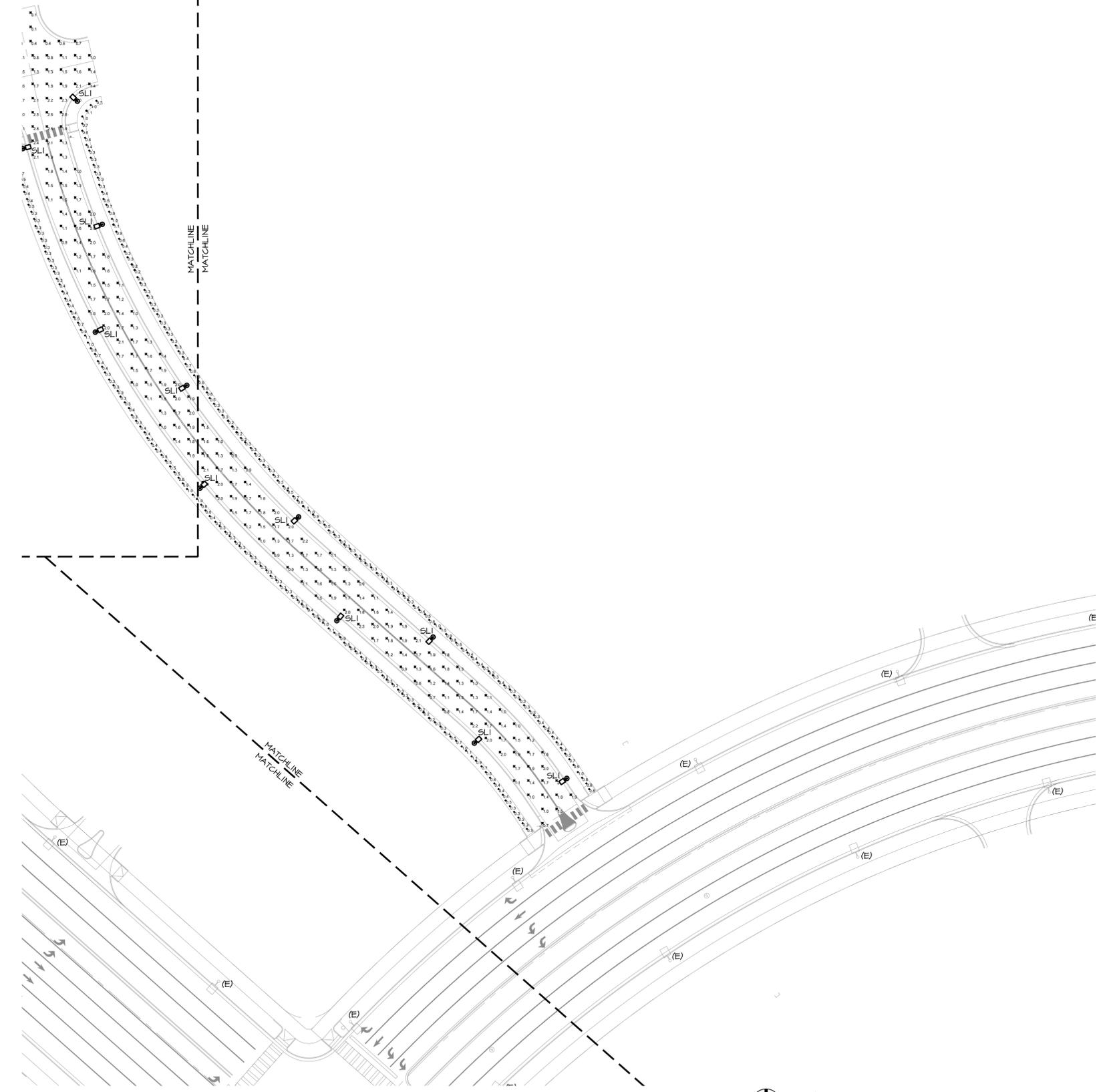
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- WALL MOUNTED SCONE LIGHT
- EXTERIOR POLE AREA LIGHT
- WALL MOUNTED AREA LIGHT

KEYNOTE LEGEND

KEY	VALUE
◇	REFER TO ENGINEERING CONSTRUCTION DRAWING PACKAGE, SHEET E10 FOR POWER SOURCE OF COLFAX LIGHT POLE.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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Tract 1 - Sidewalk North	+	0.4 fc	1.0 fc	0.1 fc	10.0:1	4.0:1
Tract 1 - Sidewalk South East	+	0.5 fc	1.1 fc	0.2 fc	5.5:1	2.5:1
Tract 1 - Sidewalk West	+	0.4 fc	1.1 fc	0.1 fc	11.0:1	4.0:1
Tract 1 Street	×	1.4 fc	2.4 fc	0.3 fc	8.0:1	4.7:1
Tract 2 - Sidewalk East	◇	0.5 fc	1.1 fc	0.2 fc	5.5:1	2.5:1
Tract 2 - Sidewalk North	◇	0.4 fc	1.0 fc	0.1 fc	10.0:1	4.0:1
Tract 2 - Sidewalk West	◇	0.5 fc	1.3 fc	0.2 fc	6.5:1	2.5:1
Tract 2 Street	×	1.5 fc	2.8 fc	0.5 fc	5.6:1	3.0:1



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