

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. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA TOWN CENTER DESIGN STANDARDS.

3. A PUBLIC EASEMENT FOR INGRESS AND EGRESS AND FOR ACCESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY VEHICLE ROADS, 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 ENTRANCE 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 ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2017.

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 ISSUANCE OF CERTIFICATE OF OCCUPANCY.

7. ALL CROSSINGS OR 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 WITHIN 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 SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

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. REFER TO AURORA TOWN CENTER DESIGN STANDARDS FOR SCREENING.

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, ETCETERA, 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.

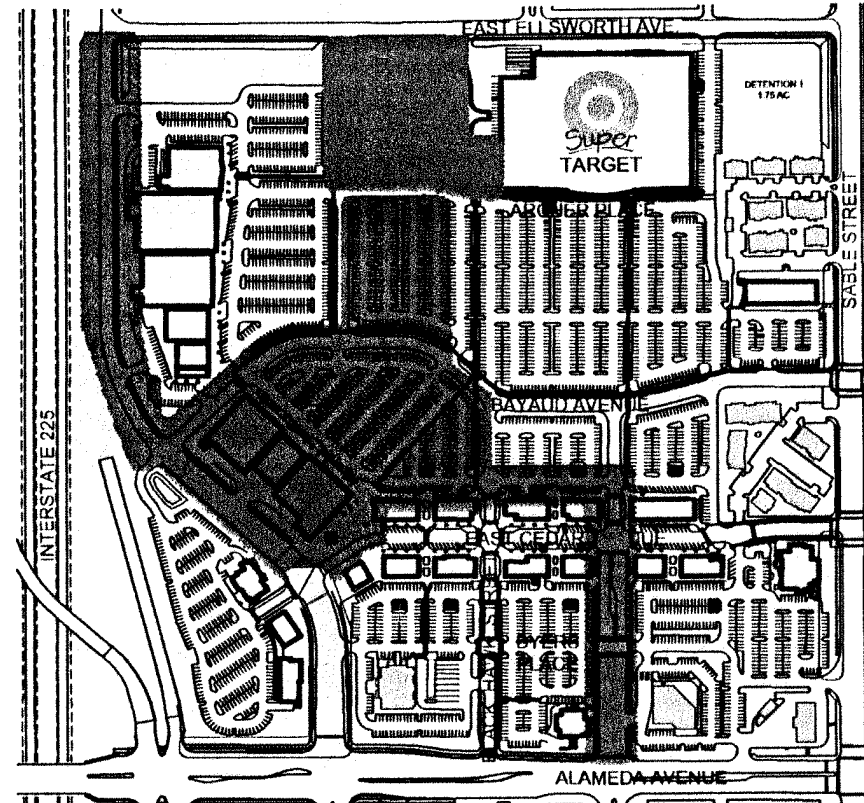
16. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(c) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY.

17. STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.

18. ARCHITECTURAL FEATURES(I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTING, CANTILEVERED WALL, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

19. INSTALL ALL STOP SIGNS AND TRAFFIC CONTROLS SIGNS PER "MUTCD".

SITE PLAN FOR  
AURORA TOWN CENTER - PHASE II  
Lot 1, Block 1, Aurora Town Center Subdivision Filing No. 1  
SW 1/4, Sec. 7, T4S, R66W, of the 6th P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO



VICINITY MAP  
SCALE: 1"=500'-0"

SHEET INDEX:

SP-1	COVER SHEET	C3.1	UTILITY PLAN
SP-2	SITE PLAN - 100 SCALE	C3.2	UTILITY PLAN
SP-3	SITE PLAN - 30 SCALE	C3.3	UTILITY PLAN
SP-4	SITE PLAN - 30 SCALE	C3.4	ABILENE STREET UTILITY PLAN
SP-5	SITE PLAN - 30 SCALE	C3.5	ABILENE STREET UTILITY PLAN
SP-6	SITE PLAN - 30 SCALE	C3.6	ELLSWORTH AVE. UTILITY PLAN
SP-7	NORTH BAR ELEVATIONS	E1	LIGHTING PLAN
SP-8	NORTH BAR, PIAZZA, TOWER ELE.	E2	LIGHTING PLAN
SP-9	LIFESTYLE ELEVATIONS	E3	LIGHTING PLAN
SP-10	SITE DETAILS	E4	LIGHTING PLAN
SP-11	MAJOR "C" BUILDING SECTION	L1	OVERALL LANDSCAPE PLAN
SP-12	MAJOR "H" BUILDING SECTION	L2	LANDSCAPE PLAN
SP-13	SITE PLAN - MAJOR "C" BUILDING	L3	LANDSCAPE PLAN
SP-14	EXTERIOR ELEVATIONS - MAJOR "C" BUILDING	L4	LANDSCAPE PLAN
C2.1	GRADING PLAN	L5	LANDSCAPE PLAN
C2.2	GRADING PLAN	L6	PLANT LIST AND NOTES
C2.3	GRADING PLAN	L7	PLANTING DETAILS
C2.4	ABILENE STREET GRADING PLAN		
C2.5	ABILENE STREET GRADING PLAN		
C2.6	ELLSWORTH AVE. GRADING PLAN		
C2.7	GRADING AND UTILITY PLAN - MAJOR "C" BUILDING		

DATA:

LAND AREA WITHIN PROPERTY LINES	15.55 ACRES (THIS PHASE)
	65.43 ACRES (SITE TOTAL)
PHASE II IS A PART OF BLOCK 1, LOT 1, AURORA TOWN CENTER SUBDIVISION FLG. NO. 1	
GROSS FLOOR AREA (PER 41-16 CITY CODE)	127,600 SQ. FT.
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	ONE
MAXIMUM HEIGHT OF BUILDINGS	Varies
TOTAL BUILDING COVERAGE	19% or 127,600 SQ. FT.
HARD SURFACE AREA	497,600 SQ. FT.
LANDSCAPE AREA (PER MASTER PLAN)	20% 570,020 SQ. FT. (SEE NOTE BELOW)
OPEN SPACE	26% 180,000 SQ. FT.
PHASED NATIVE GRASS AREA (IF APPLICABLE)	N.A.
PRESENT ZONING CLASSIFICATION	City Center District-Fringe Periphery
PROPOSED USES	Commercial
PERMITTED MAXIMUM SIGN AREA	(PER MASTER PLAN)
PROPOSED SIGN AREA	TO BE DETERMINED
TYPE OF SIGNS (FREESTANDING, WALL, ETC.)	WALL
PARKING SPACES REQUIRED/PROVIDED AND % COMPACT	663/762 (10% compact)
HANDICAP SPACES REQUIRED	16 SPACES
HANDICAP SPACES PROVIDED	19 SPACES
LOADING SPACES REQUIRED	7 @ 200 S.F. EA. = 1200 SQ. FT.
LOADING SPACES PROVIDED	25 @ 200 S.F. EA. = 5,000 SQ. FT.

(NOTE: CALCULATION IS BASED UPON THE ENTIRE AURORA TOWN CENTER SITE)

8/23/02 Minor Amendment Add color and texture type to all elevations of Sports Warehouse, Inc.

Minor Amendment 1-4-2010 (CN 2001-6045-05)  
Modification of building elevation to Add "RED" architectural panel, door and new signage

Minor Amendment 11/22/2022 (CN 2001-6045-06)  
Revise east facade to provide grade level loading/compactor area, overhead door and egress doors and remove and replace a tree.

11.06.2023 MA: CN 2001-6045-07 - Facade Modification to west and south side of building Major C.

ADDITIONAL NOTE: THE 2021 INTERNATIONAL FIRE CODE, SECTION 510, 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 REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE 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 A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

SIGNATURE BLOCK:

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, 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.

IN WITNESS THEREOF, STEWART A. MILLER HAS CAUSED THESE  
(Corporation, Company, or Individual)

PRESENTS TO BE EXECUTED THIS 9<sup>TH</sup> DAY OF APRIL AD. 20 002.  
BY: Stewart A. Miller  
(Principals or Owners)

STATE OF COLORADO )  
COUNTY OF ARAPAHOE )  
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>TH</sup> DAY OF APRIL AD, 20 02. BY STEWART A. MILLER  
(Principals or Owners)

WITNESS MY HAND AND OFFICIAL SEAL

Barbara McElroy  
(Notary Public)

Notary  
Seal

MY COMMISSION EXPIRES 11/04/2004 NOTARY BUSINESS ADDRESS: 2711 W. 10<sup>TH</sup> AVE. #100  
DENVER, CO 80202

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Bob Ryan DATE: 4-12-02  
PLANNING DIRECTOR: Douglas Balkas DATE: 4-12-02  
PLANNING COMMISSION: DATE: 10-10-02  
CITY COUNCIL: DATE: 11-11-02  
ATTEST: DATE: 11-11-02

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_M, THIS \_\_\_\_DAY OF \_\_\_\_\_AD, 20 \_\_\_\_.  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

DEVELOPER:

MILLER WEINGARTEN  
REALTY, LLC  
2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80112-5509  
PHONE 303.799.6300

CIVIL ENGINEER:

V3 CONSULTANTS  
200 UNION BOULEVARD, SUITE 200  
LAKEWOOD, CO 80228  
PHONE 303.989.8588

DESIGN ARCHITECT:

DAVID TRYBA ARCHITECTS  
1620 LOGAN STREET  
DENVER, CO 80203-1216  
PHONE 303.831.4010

ARCHITECT:

MCG ARCHITECTURE  
5300 DTC PARKWAY  
SUITE 450  
GREENWOOD VILLAGE, CO 80111-3023  
PHONE 720.529.8768

LANDSCAPE ARCHITECTURE:

DHM DESIGN  
1390 LAWRENCE STREET, SUITE 100  
DENVER, CO 80204  
PHONE 303.892.5566

SITE LIGHTING

ROOS SZYNSKIE  
3045 SOUTH PARKER ROAD, SUITE 225  
AURORA, CO 80014  
PHONE: 303.696.2602

Design Architect

DAVID OWEN TRYBA  
ARCHITECTS  
1620 LOGAN STREET  
DENVER, CO 80203  
PHONE 303.831.4010

A Project For

MILLER  
WEINGARTEN

MILLER WEINGARTEN  
REALTY, LLC  
2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80112-5509  
Phone 303.799.6300  
Fax 303.799.6301

SITE PLAN SUBMITTAL - LOT 1  
AURORA TOWN CENTER  
PHASE II  
(LEBANC)  
CITY OF AURORA, COLORADO  
ALAMEDA AVENUE & SABLE STREET

Consultant

4th Submittal: 04.05.02  
3rd Submittal: 09.28.01  
2nd Submittal: 08.22.01

Project Number: 00427.01

Drawn By: MWB

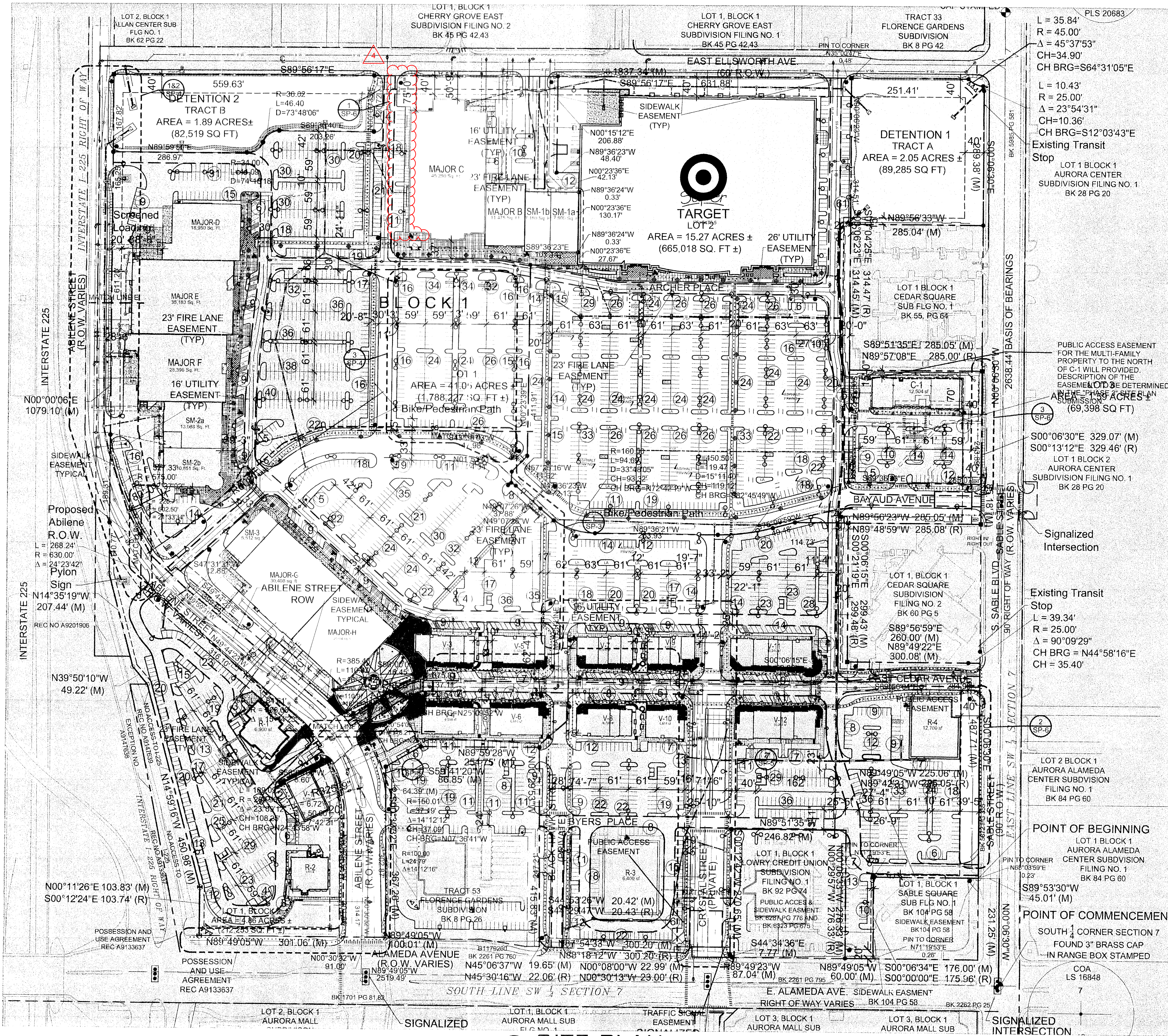
Checked By: DA

Scale: As Shown

Submittal Date: 07/16/01

Sheet Title  
Cover Sheet  
SP-1  
Sheet Number





**LEGEND:**

- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED 12" WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED TELEPHONE LINE
- PROPOSED STORM SEWER
- PROPOSED EASEMENT
- ACCESSIBLE ROUTE OF TRAVEL 60" MIN. PATH WIDTH
- 23' FIRE LANE EASEMENT
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- PROPOSED FIRE HYDRANT
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meg architecture  
T. 720.528.2789 E. 720.528.2774  
5500 UTC Parkway, Suite 450  
Greenwood Village, CO 80111

Design Architect  
DAVID OWEN TRYBA  
ARCHITECTS  
2150 S. W. 10th Ave., Suite 100  
Denver, CO 80202  
Phone: 303.733.8300  
Fax: 303.733.8301

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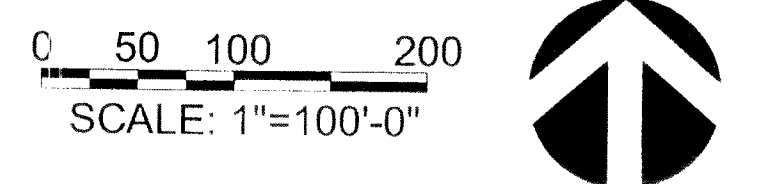
**SITE PLAN SUBMITTAL - LOT 1  
AURORA TOWN CENTER  
PHASE II  
(LEBANC)**  
(LIFESTYLE ELLSWORTH BAYAUD ABILENE NORTH CEDAR)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant

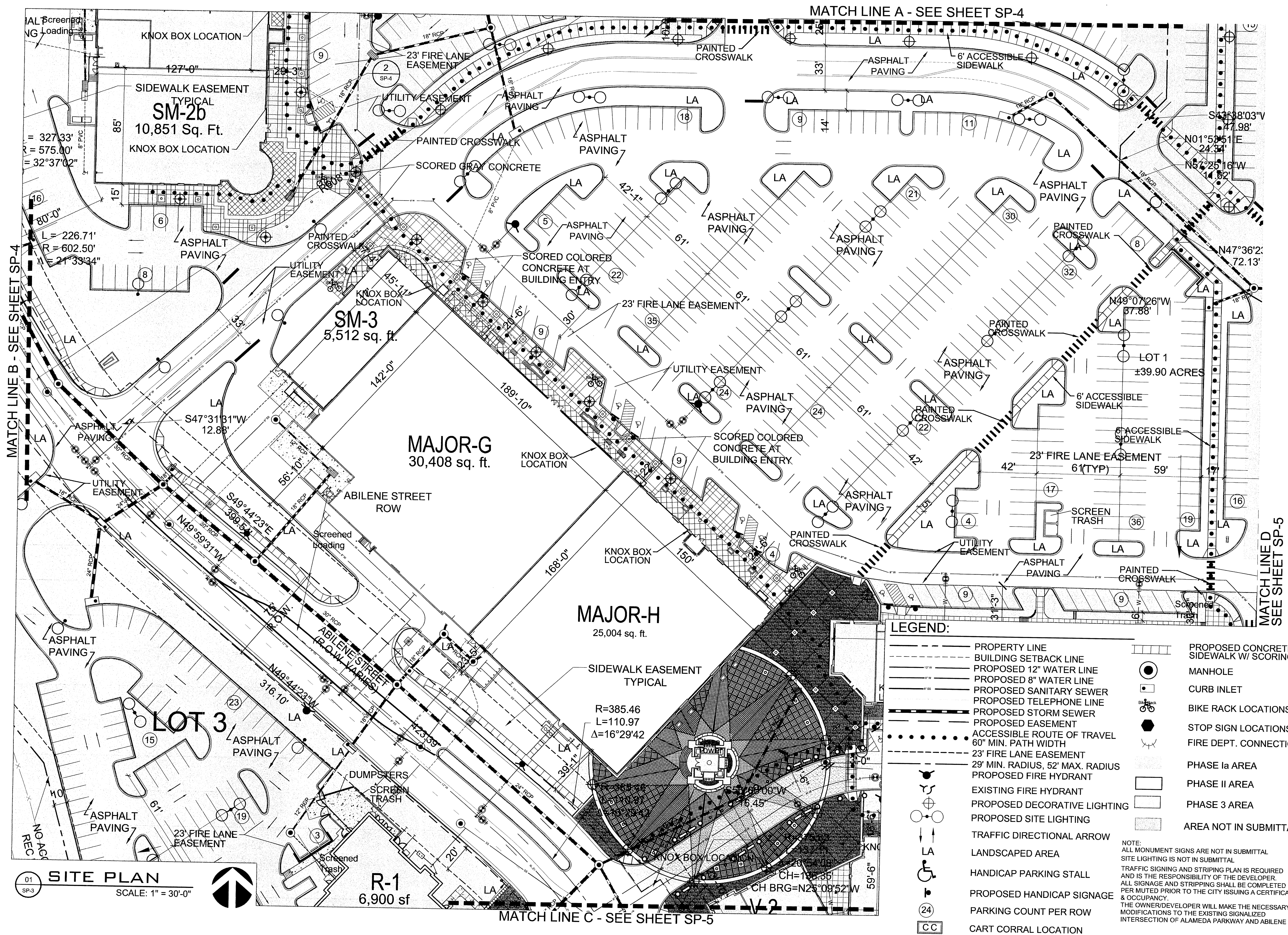
**Revision 02/18/03  
Revision 08/09/02  
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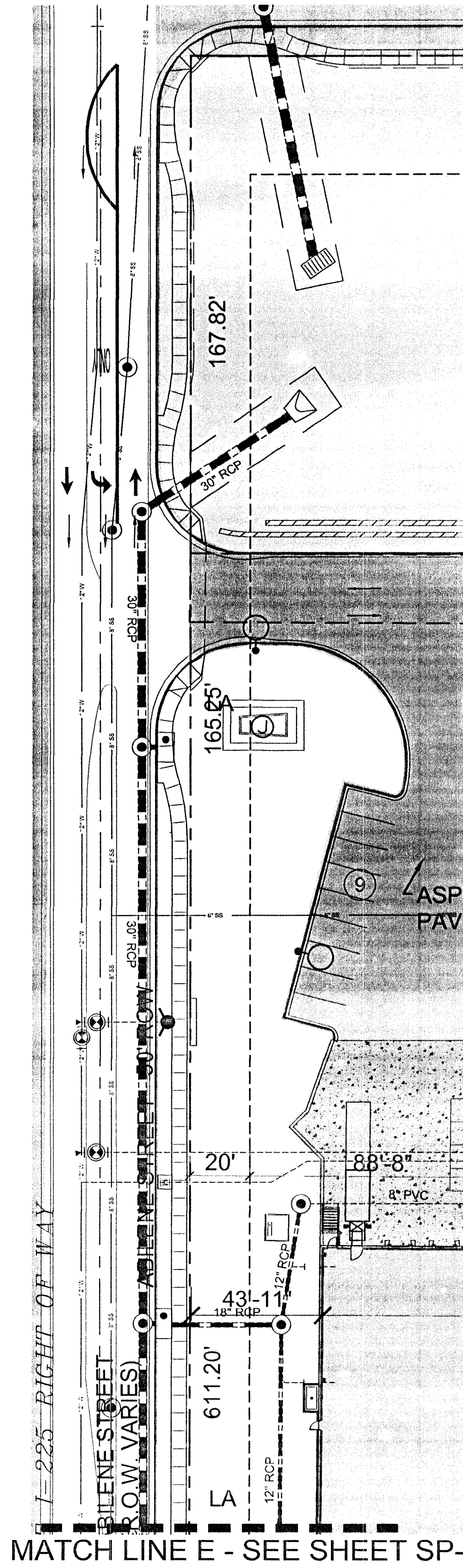
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**SP-2**  
Sheet Number



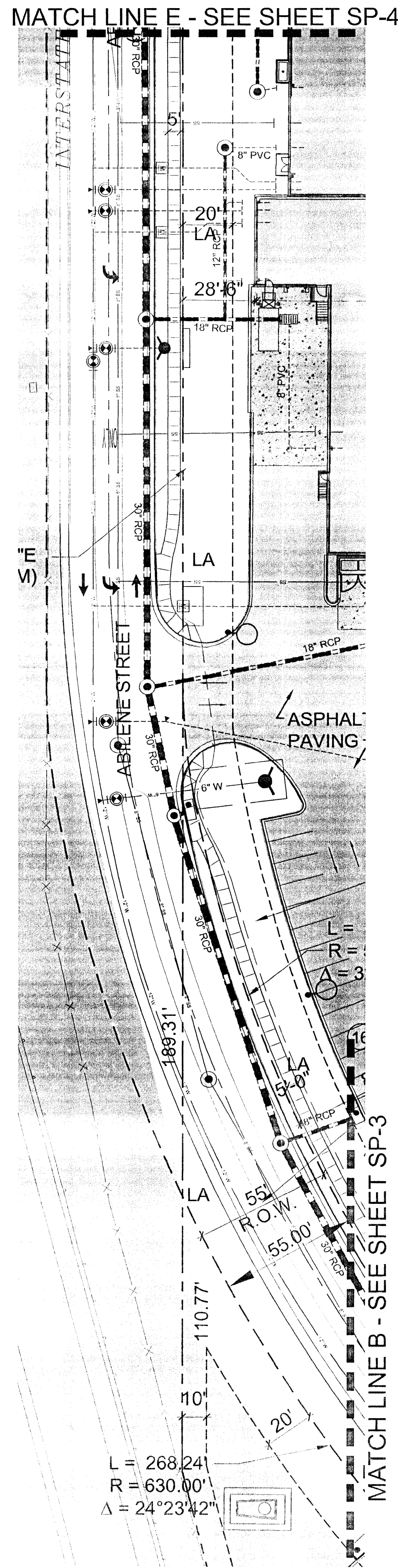




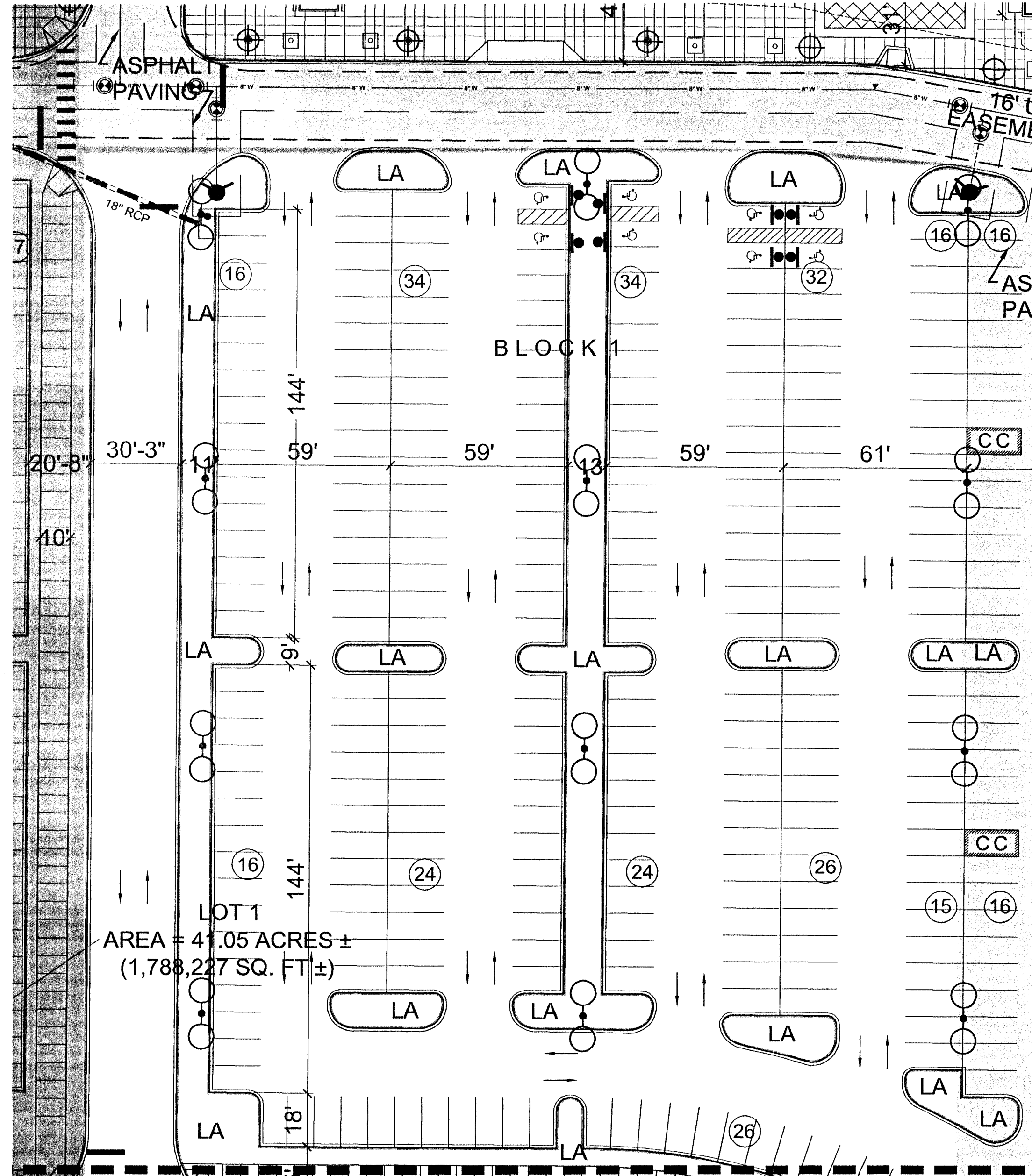




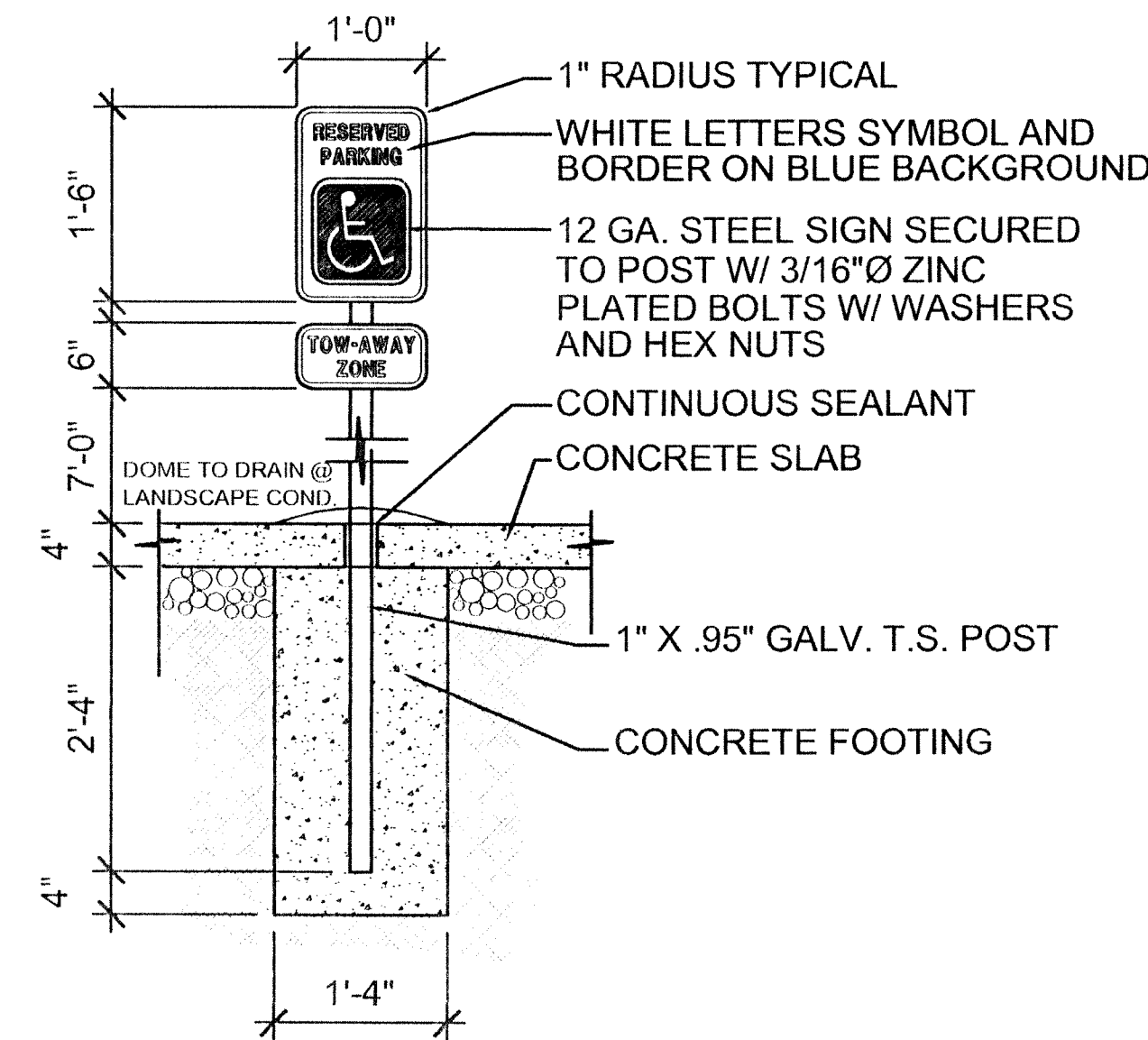
01 SITE PLAN  
SCALE: 1" = 30'-0"



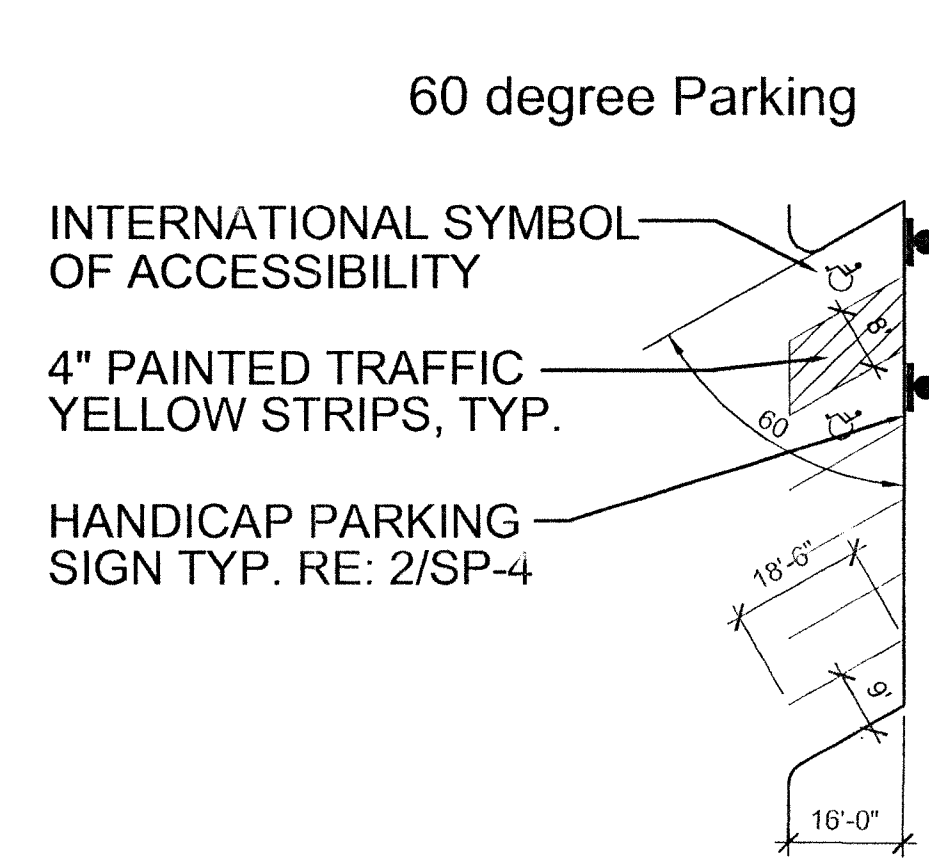
02 SITE PLAN  
SCALE: 1" = 30'-0"



03 SITE PLAN  
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04 ACCESSIBLE PARKING SIGN  
SCALE: 3/4" = 1'-0"



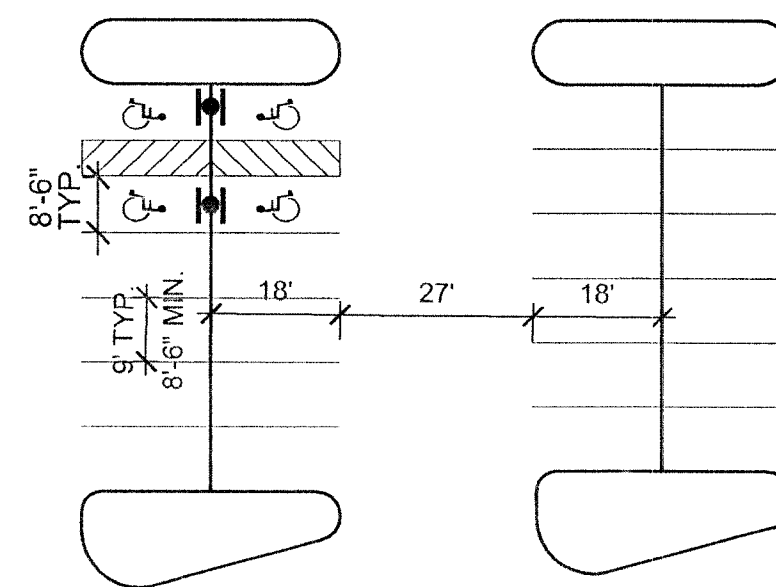
05 ACCESSIBLE PARKING  
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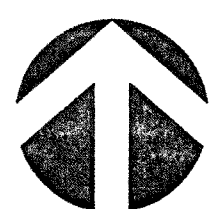
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9'x18' Stall w/ 27' Aisle @ Target Parcel



0 15 30 60  
SCALE: 1"=30'-0"

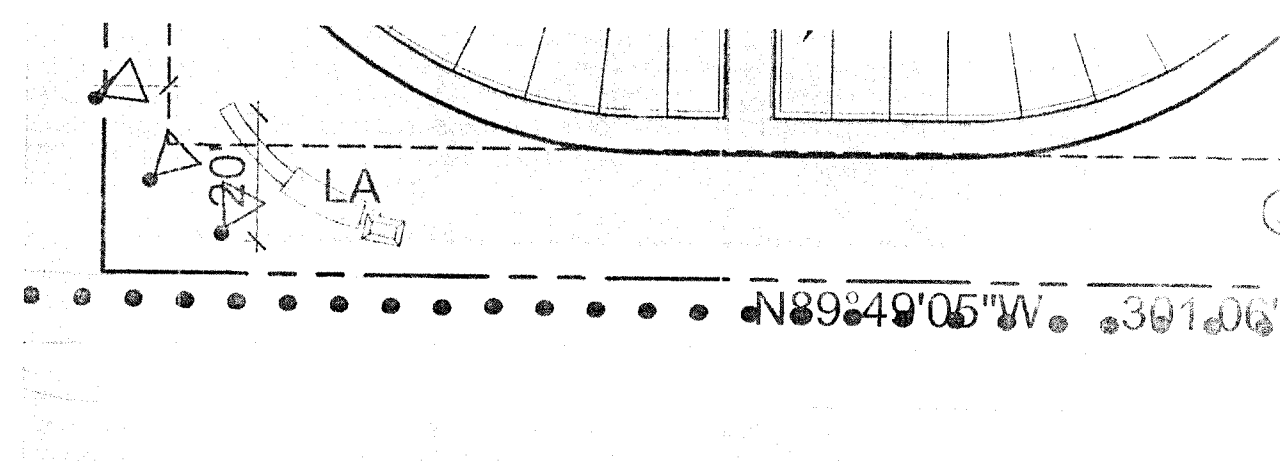




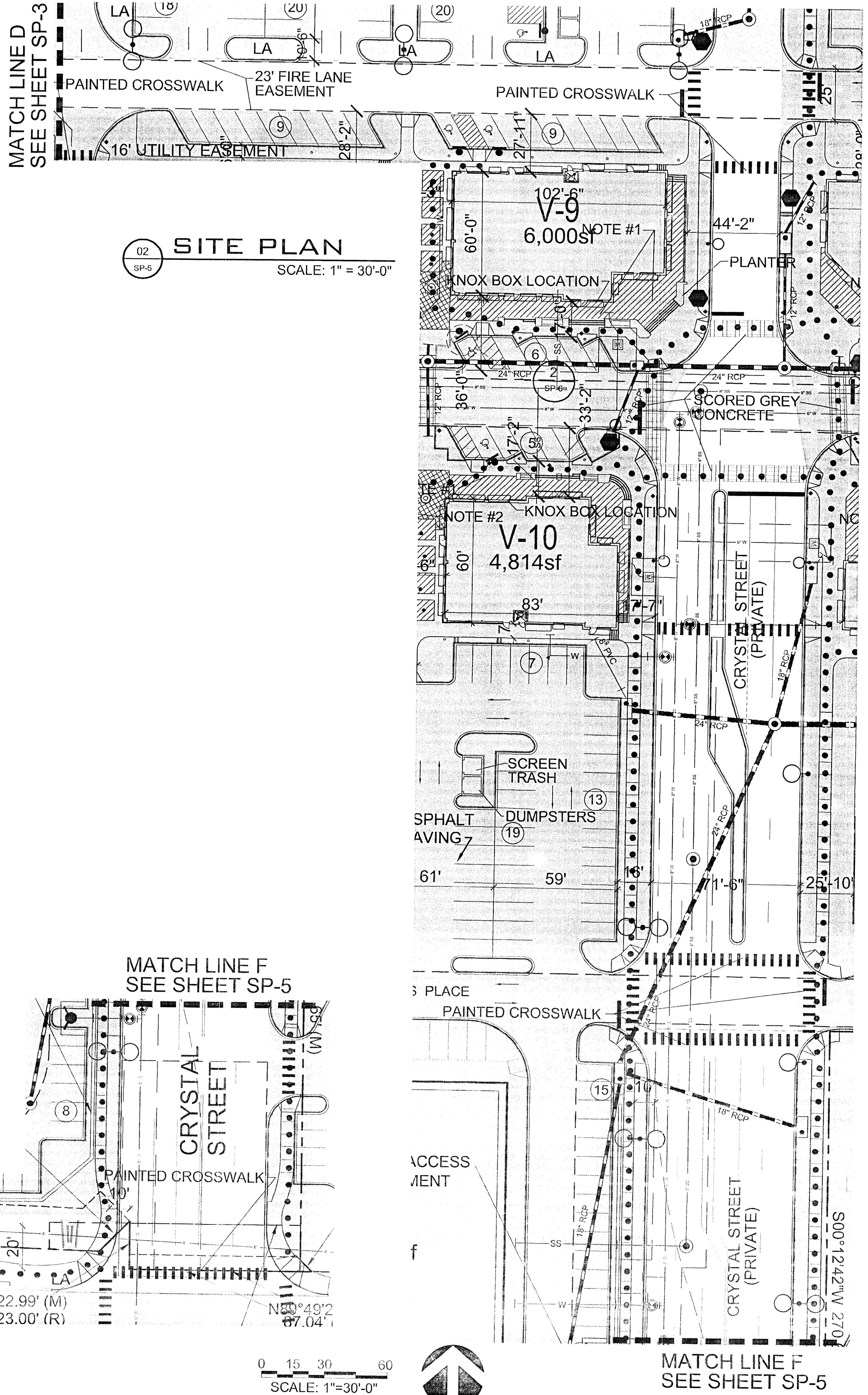
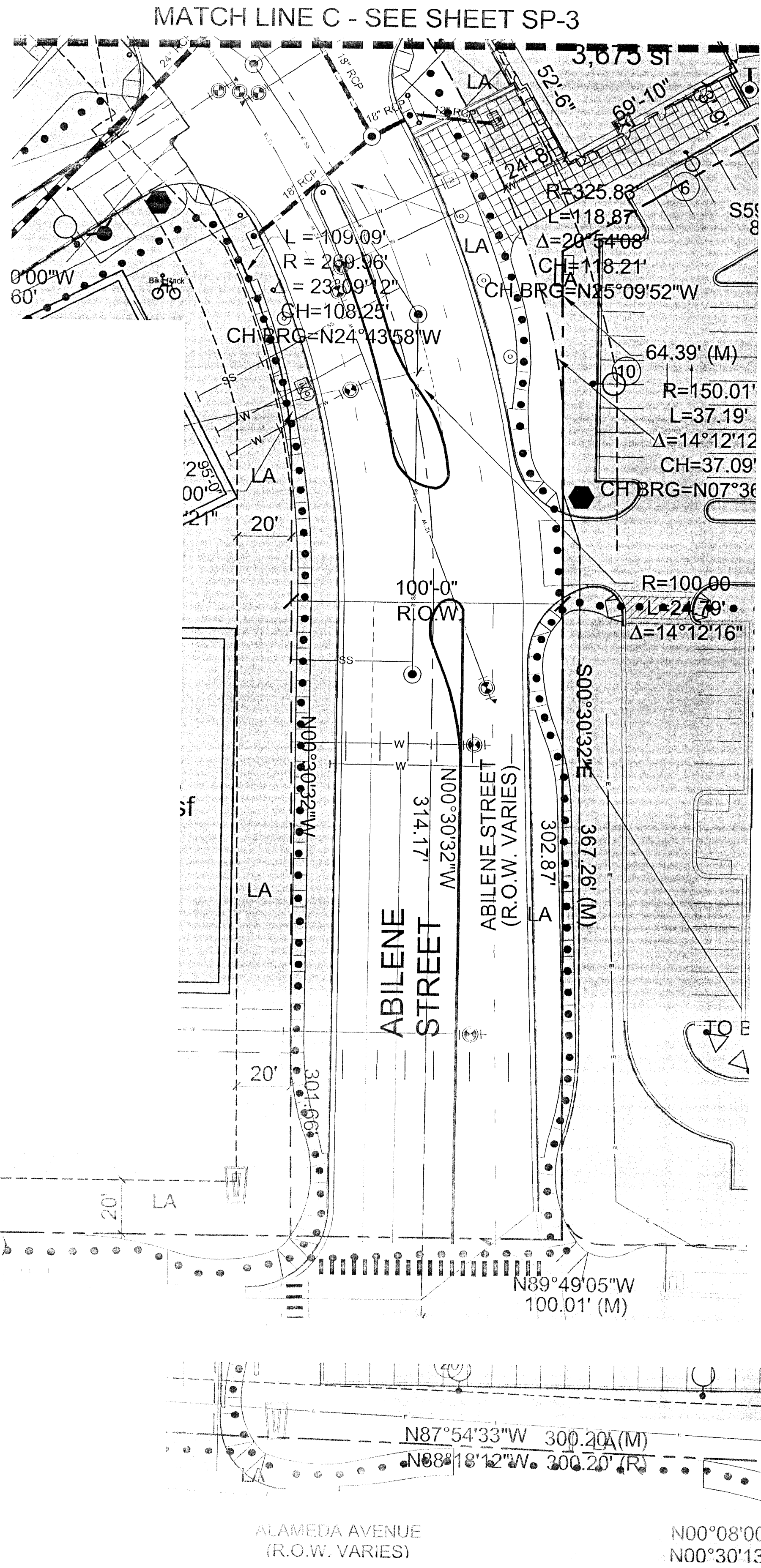
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THE OWNER/DEVELOPER WILL MAKE THE NECESSARY  
MODIFICATIONS TO THE EXISTING SIGNALIZED  
INTERSECTION OF ALAMEDA PARKWAY AND ABILENE ST.

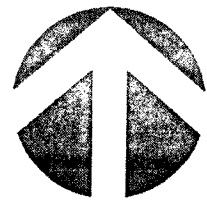


01 SITE PLAN  
SCALE: 1" = 30'-0"



02 SITE PLAN  
SCALE: 1" = 30'-0"

0 SCALE: 1"=30'-0"



**mg**

PROFESSIONAL  
LANDSCAPE ARCHITECT  
OFFICE  
1000 E. 10th Ave., Suite 400  
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Design Architect

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ARCHITECTS  
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Fax: 303.799.6381

A Project For

MILLER WEINGARTEN  
REALTY, LLC  
1000 E. 10th Ave., Suite 400  
Aurora, CO 80012  
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Consultant

Revision 06/09/02  
4th Submittal: 04.05.02  
3rd Submittal: 09.20.01  
2nd Submittal: 08.22.01

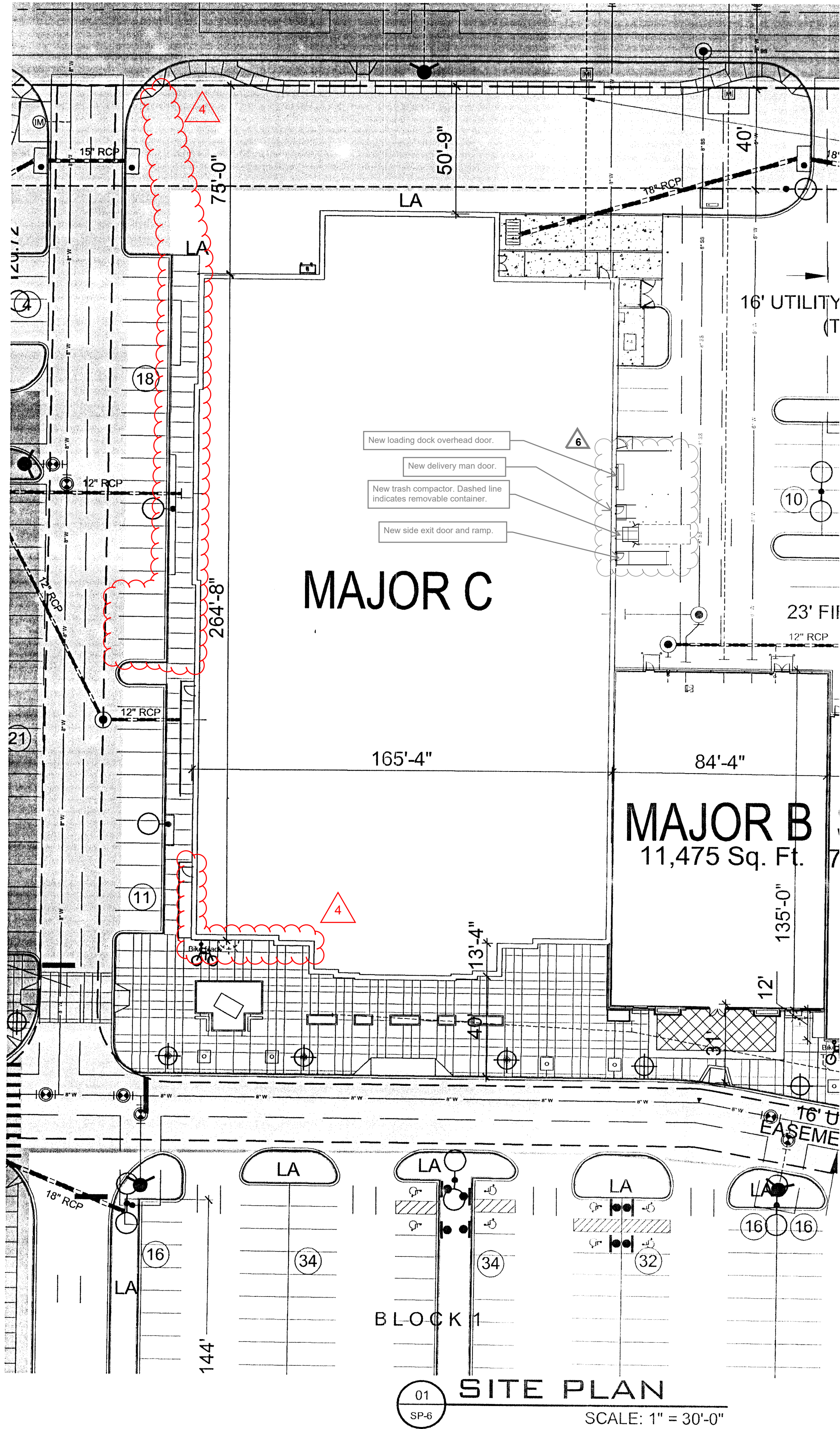
Project Number: 00427.01  
Drawn By: MWB  
Checked By: DA  
Scale: As Shown  
Submittal Date: 07/16/01

Sheet Title  
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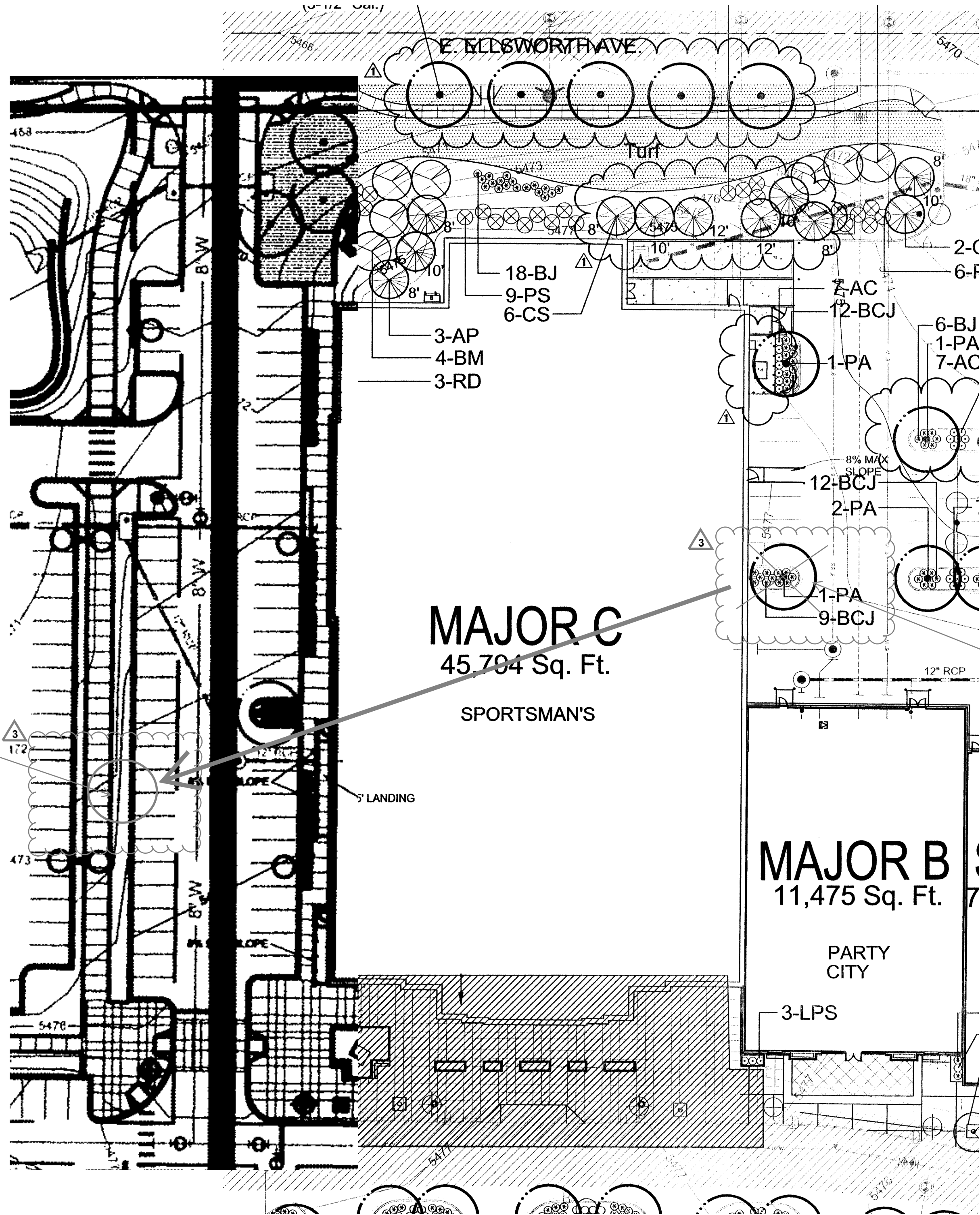
SP-5

Sheet Number



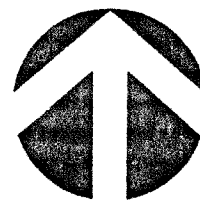


Replace with new tree in landscape area on West / Public side of building.  
New tree to be a Tatarian Maple Acer tataricum as listed in the "Recommended Trees for Aurora".  
Tree has a height of 15-20ft with an equal sized width.

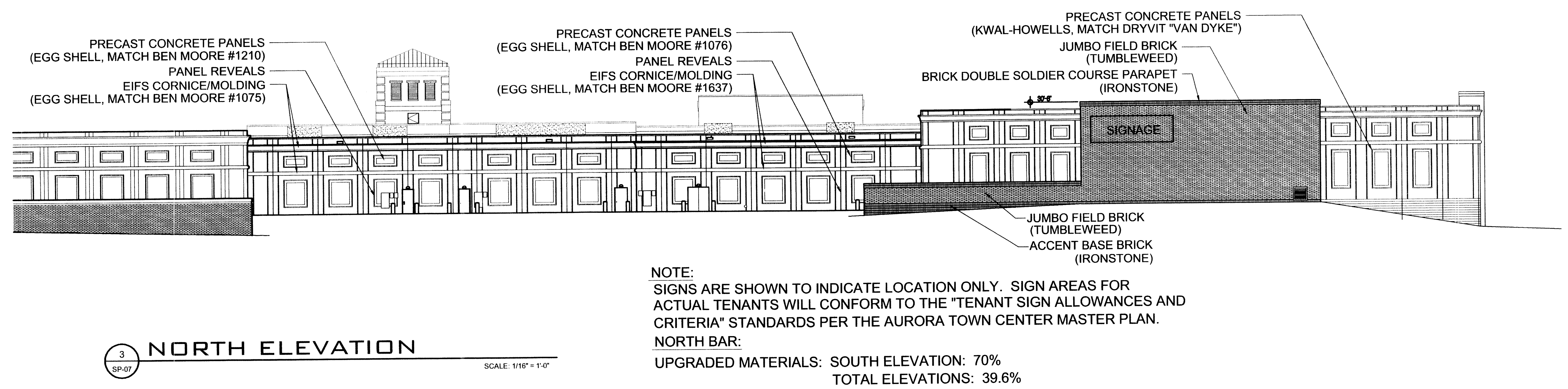
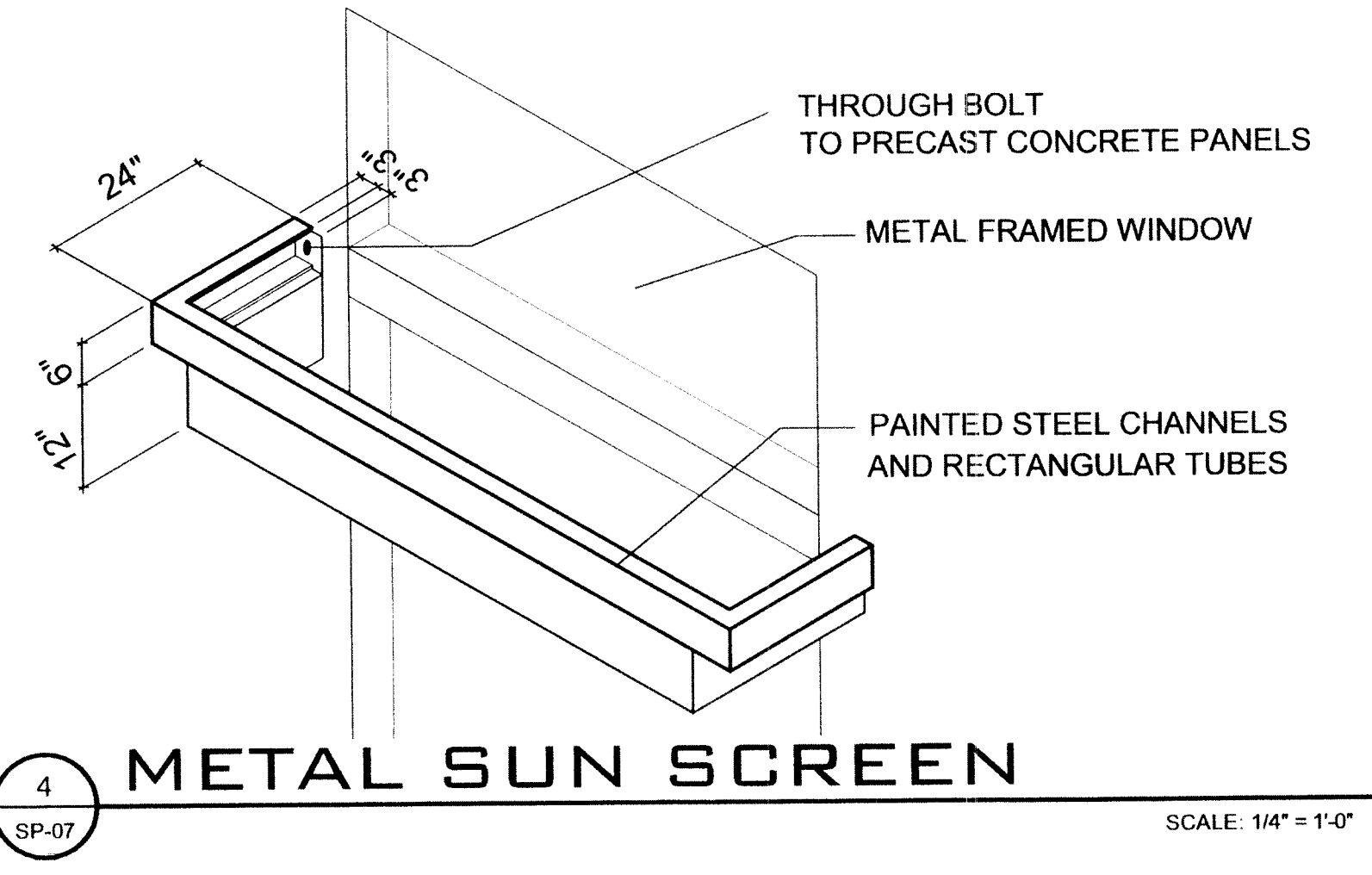
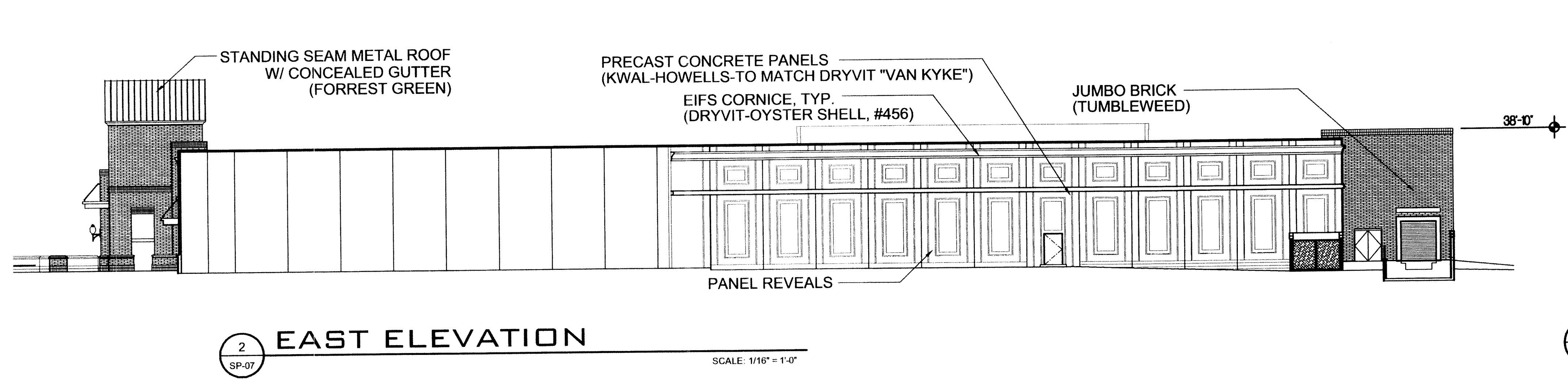
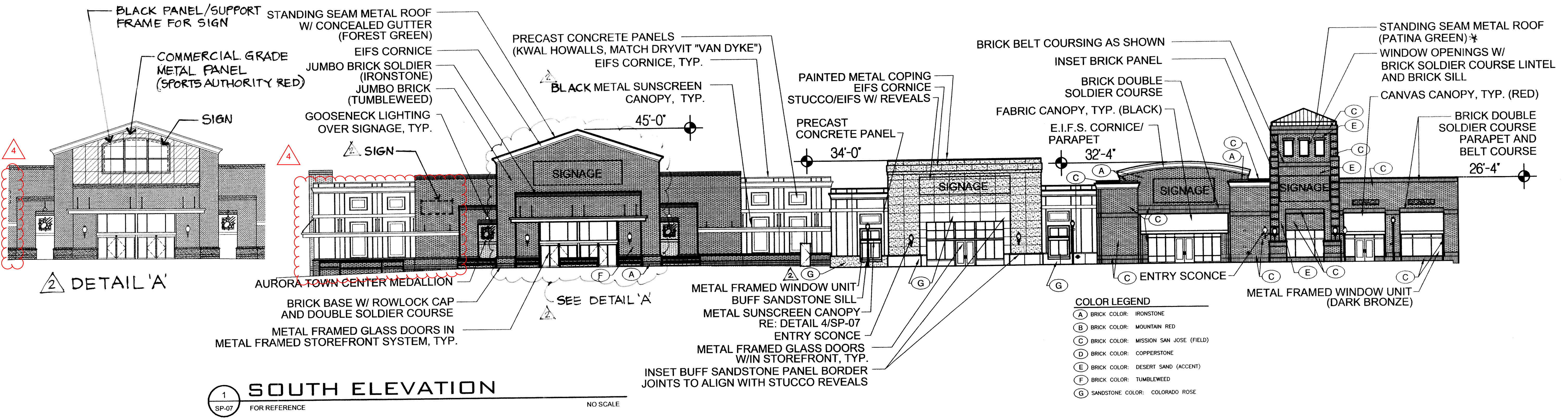


LANDSCAPE PLAN

0 15 30 60  
SCALE: 1"=30'-0"

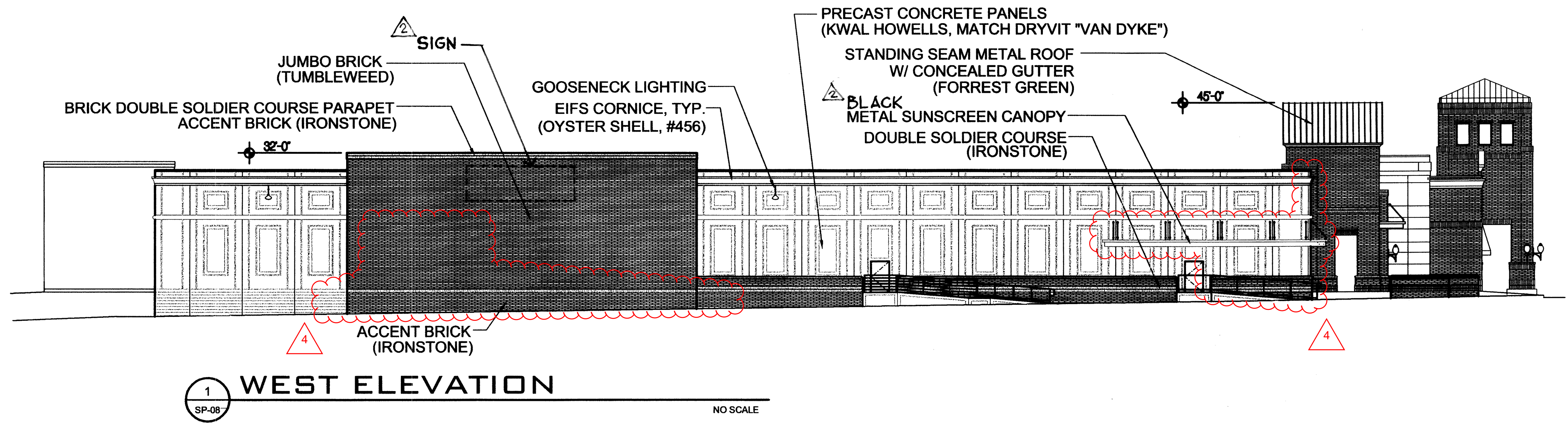






**NOTE:**  
SIGNS ARE SHOWN TO INDICATE LOCATION ONLY. SIGN AREAS FOR ACTUAL TENANTS WILL CONFORM TO THE "TENANT SIGN ALLOWANCES AND CRITERIA" STANDARDS PER THE AURORA TOWN CENTER MASTER PLAN.  
**NORTH BAR:**  
UPGRADED MATERIALS: SOUTH ELEVATION: 70%  
TOTAL ELEVATIONS: 39.6%





Design Architect  
DAVID OWEN TRYBA  
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10000 E. HIGHWAY 104  
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DENVER, CO 80231

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SITE PLAN SUBMITTAL - - LOT 1  
AURORA TOWN CENTER  
**PHASE II**  
**(LEBANC)**  
(LIFESTYLE/LEISURE/RETAIL/RESIDENTIAL/COMMERCIAL)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Revision 02/18/03  
Revision 01/31/03  
Revision 08/08/02  
4th Submittal: 04.05.02  
3rd Submittal: 08.28.01  
2nd Submittal: 08.22.01

Project Number: 00427.01  
Drawn By: MWS  
Checked By: DA  
Scale: As Shown  
Submittal Date: 07/18/01

Sheet Title  
**ELEVATIONS**  
  
**SP-8**  
  
Sheet Number



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A Project For

MILLER  
WEINGARTEN  
REALTY, LLC

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Fax: 303.788.6801

SITE PLAN SUBMITTAL - LOT 1  
AURORA TOWN CENTER

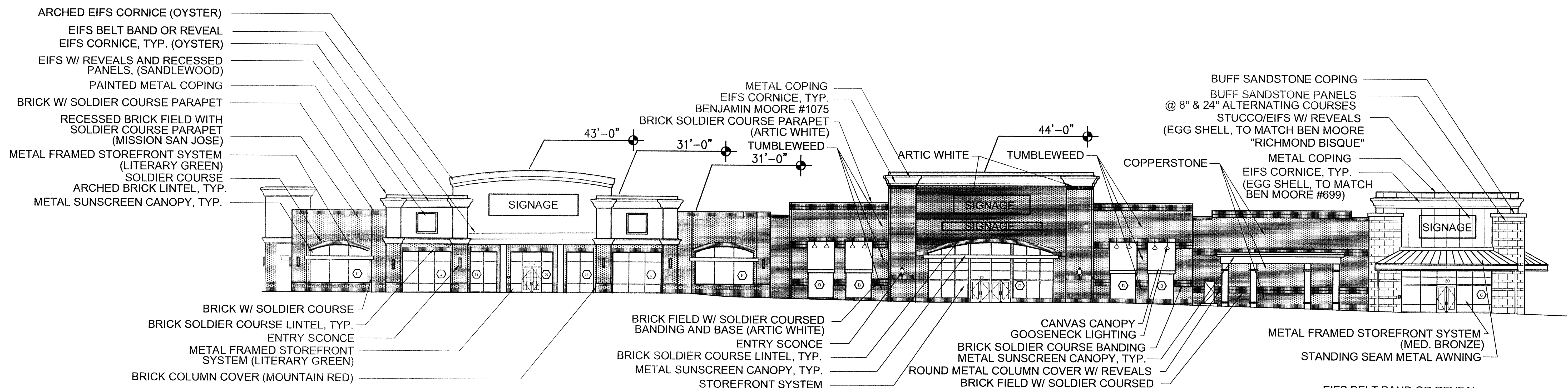
**PHASE II  
(LEBANC)**  
(LIFESTYLE BELLWORTH/BAYAUD/ABILENE/NORTHBAR/CEDAR)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant

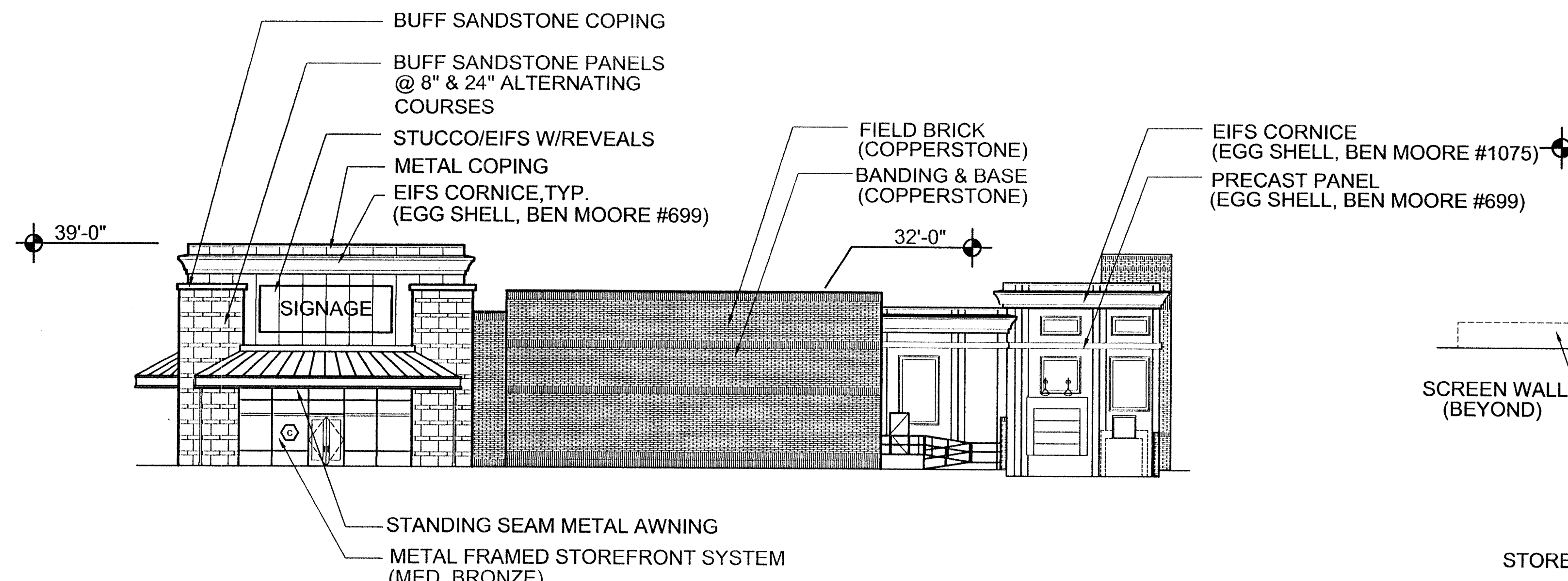
**Revision 08/09/02**  
**4th Submittal: 04.05.02**  
**3rd Submittal: 09.28.01**  
**2nd Submittal: 08.22.01**

Project Number: 00427.01  
Drawn By: MWD  
Checked By: DA  
Scale: As Shown  
Submittal Date: 07/16/01

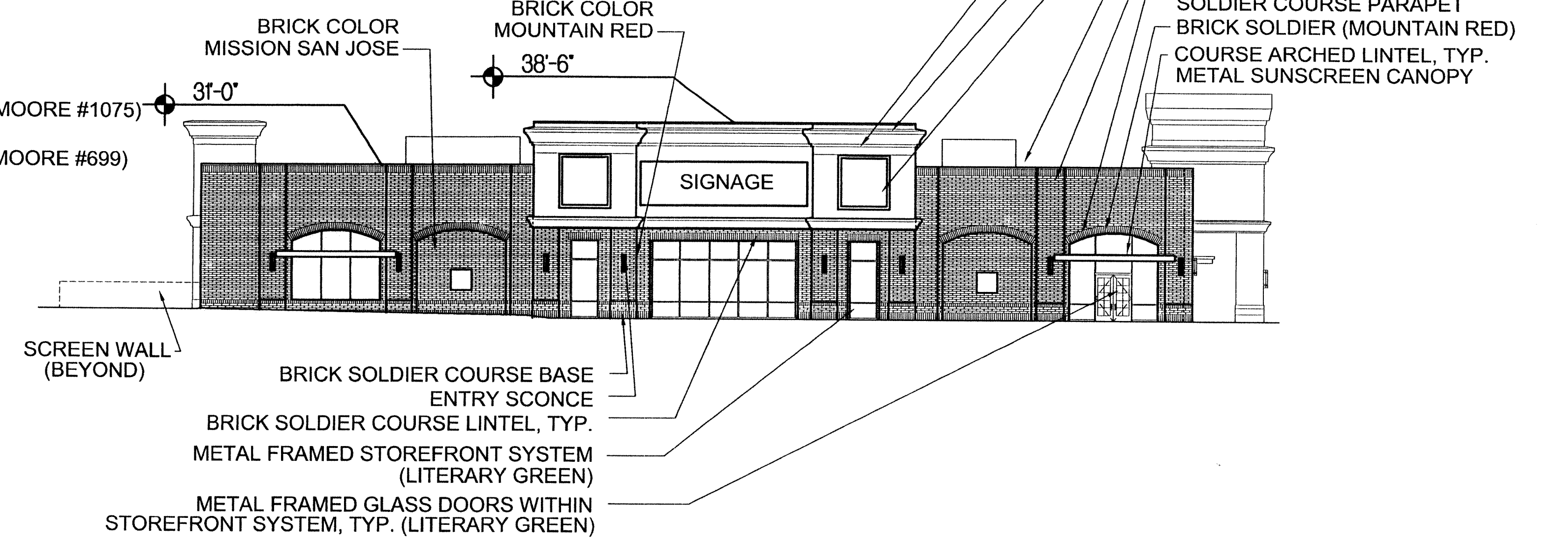
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**SP-9**  
Sheet Number



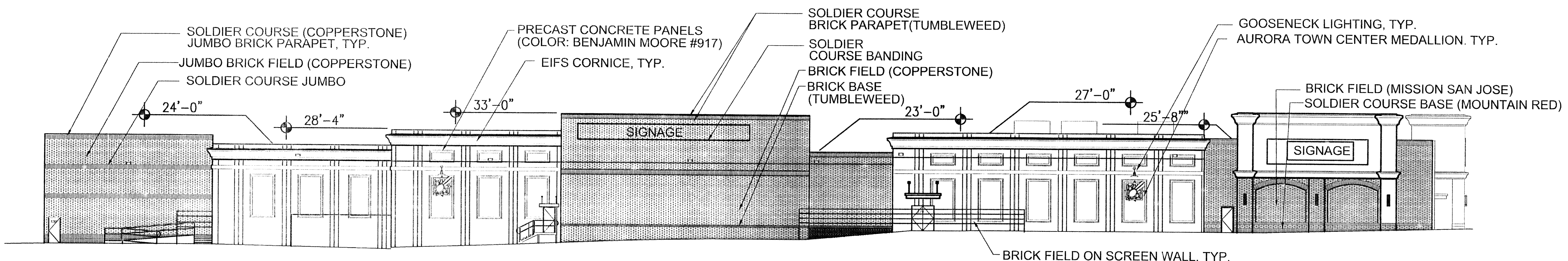
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SP-9  
**NORTHEAST ELEVATION**  
SCALE: 1/16\" = 1'-0"



**2**  
SP-9  
**NORTHWEST ELEVATION**  
SCALE: 1/16\" = 1'-0"



**3**  
SP-9  
**SOUTHEAST ELEVATION**  
SCALE: 1/16\" = 1'-0"


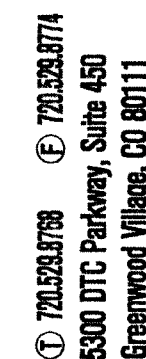


**4**  
SP-9  
**SOUTHWEST ELEVATION**  
SCALE: 1/16\" = 1'-0"

NOTE:  
SIGNS ARE SHOWN TO INDICATE LOCATION ONLY. SIGN AREAS FOR ACTUAL TENANTS WILL CONFORM TO THE "TENANT SIGN ALLOWANCES AND CRITERIA" STANDARDS PER THE AURORA TOWN CENTER MASTER PLAN.

LIFESTYLE BAR  
UPGRADED MATERIALS: NORTHEAST ELEVATION: 70%  
TOTAL ELEVATIONS: 56.3%





**DAVID OWEN TRAYNOR  
ARCHITECTS**  
1620 Logan Street  
Denver, Colorado  
80203.1216  
303.831.4010

MILLER  
WEINGARTEN

**MILLER WEINGARTEN  
REALTY, LLC**  
UNIVERSITY DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80112-5609  
Phone 303.799.6300  
Fax 303.799.6361

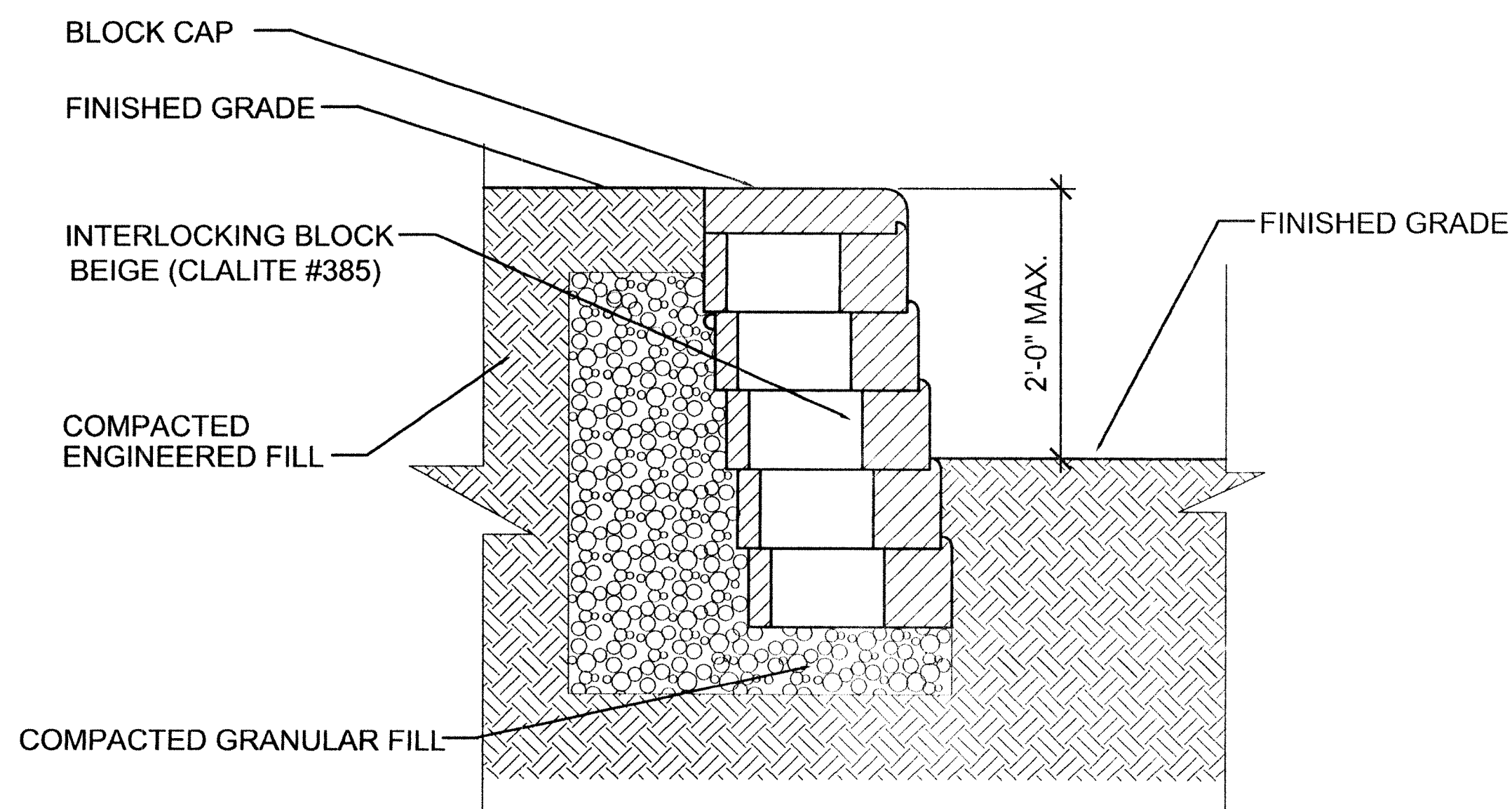
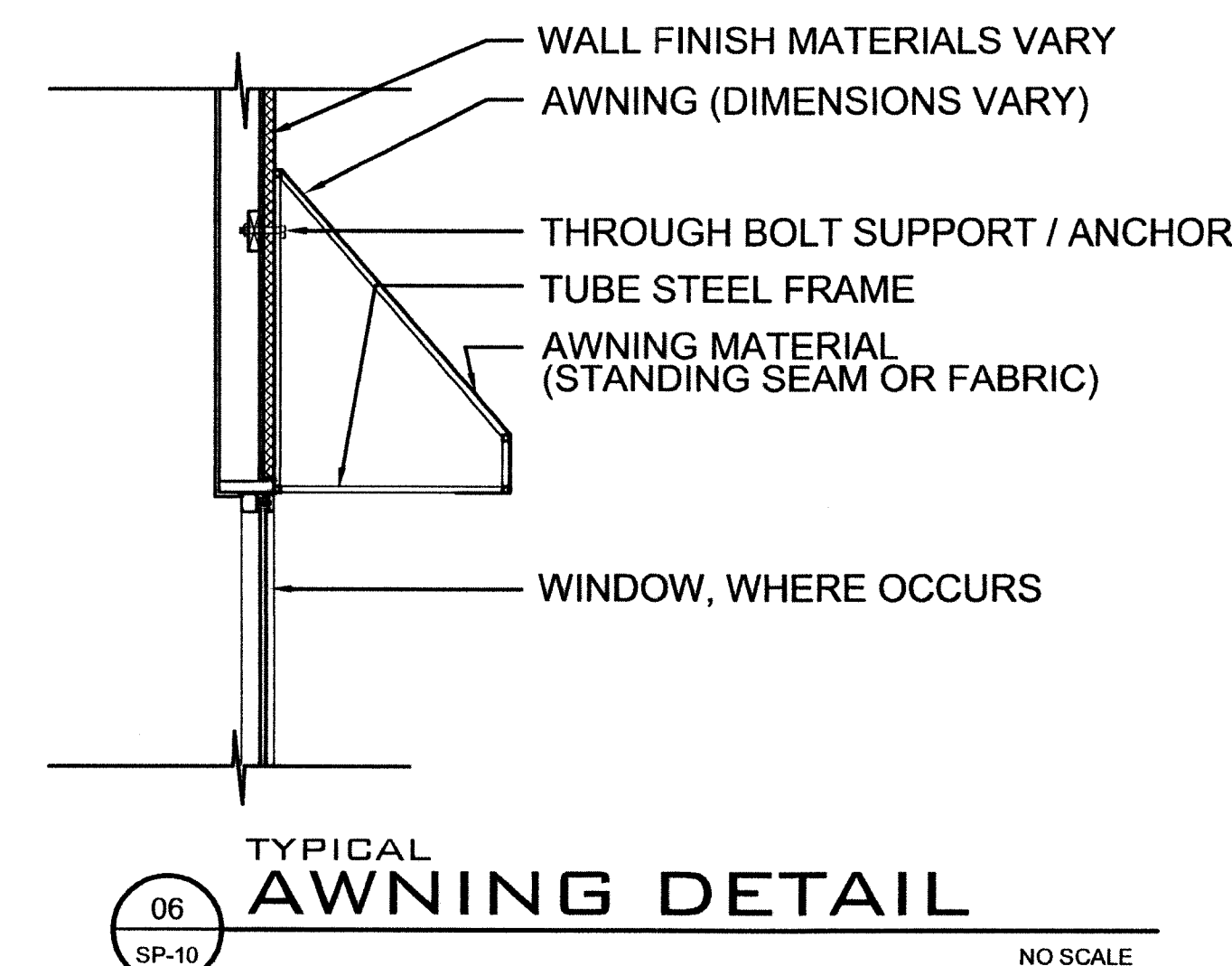
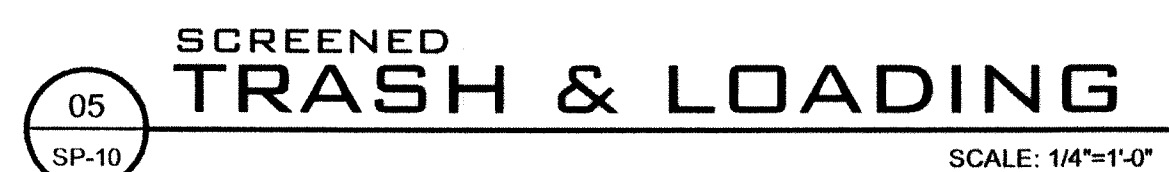
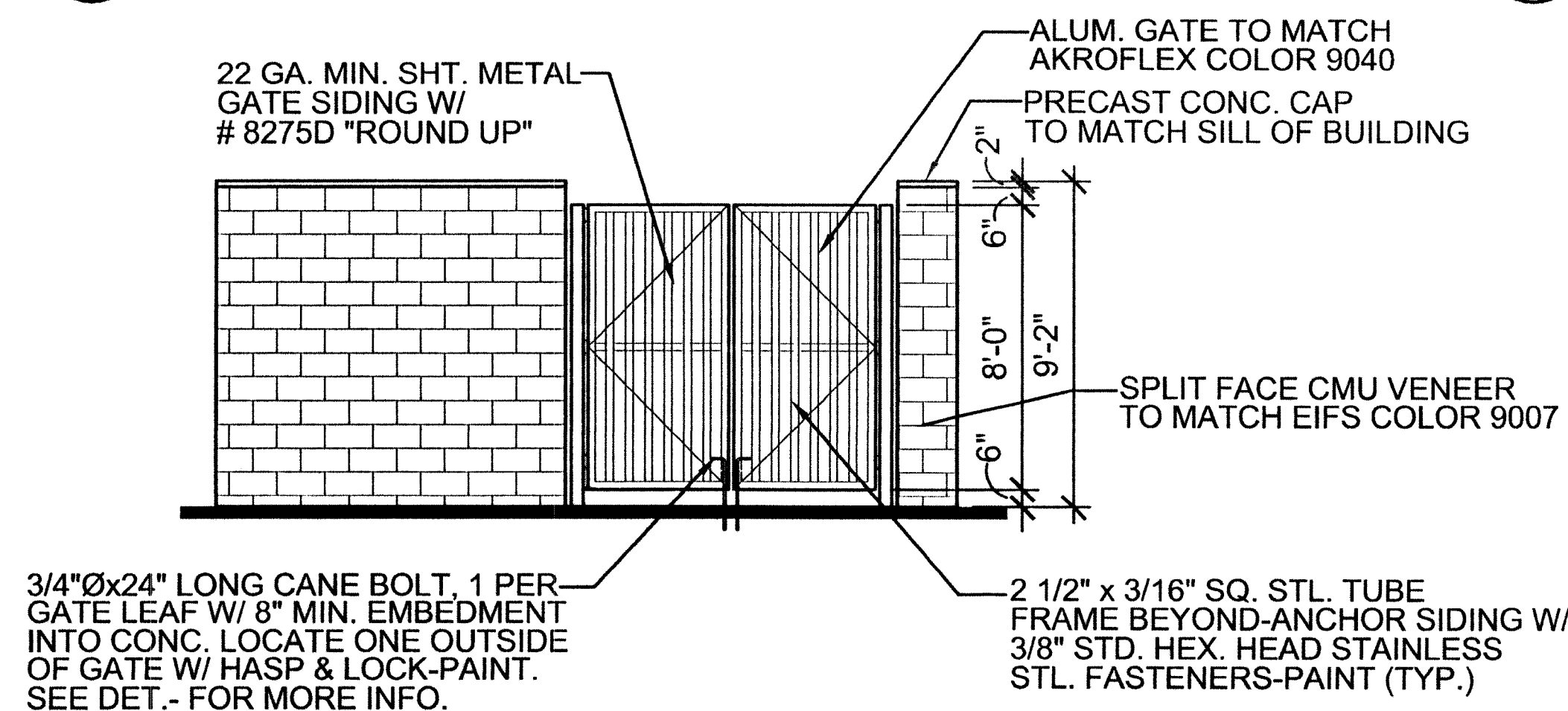
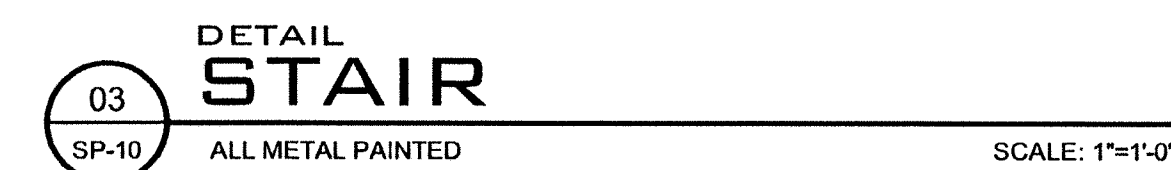
**SITE PLAN SUBMITTAL -- LOT 1**  
**AURORA TOWN CENTER**  
**PHASE II**  
**(LEBANC)**  
(LIFESTYLE/ELLSWORTH/BAYAUD/VABILE/NEWORTHBAR)  
ALAMEDA AVENUE & SABLE STREET

**Consultant**

**Revision 08/09/0**  
**4th Submittal: 04.05.0**  
**3rd Submittal: 09.28.0**  
**2nd Submittal: 08.22.0**

Project Number: 00427.01  
 Drawn By: MWB  
 Checked By: DA  
 Scale: As Shown  
 Submittal Date: 07/16/01

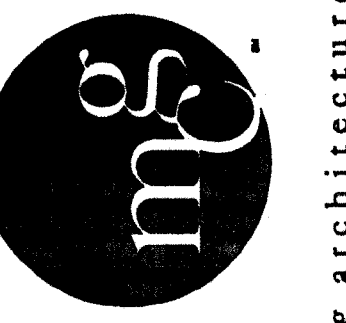
Sheet Title  
**SITE DETAILS**  
  
**SP-10**  
  
 Sheet Number



AURORA TOWN CENTER PH. II

2001-6045-02





mg  
761.528.1776  
761.528.1774  
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mgs architecture

Design Architect  
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A Project For  
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MILLER WEINGARTEN  
REALTY, LLC  
2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80112-8509  
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Fax 303.799.8361

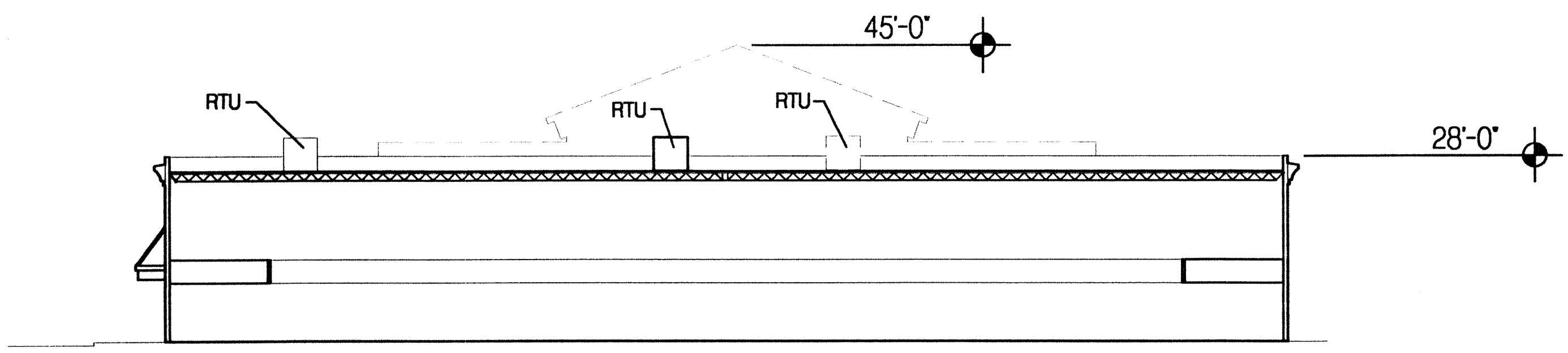
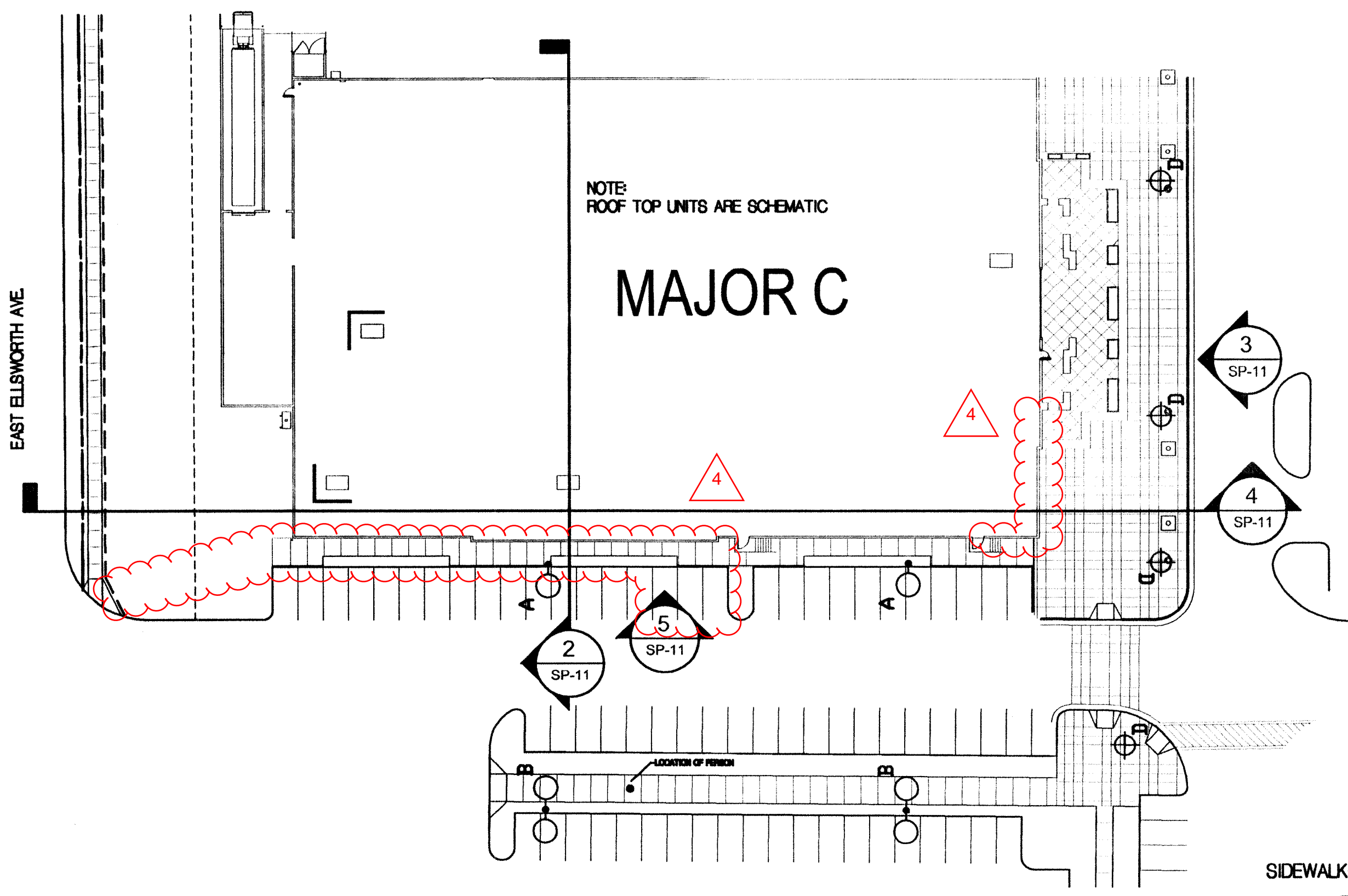
SITE PLAN SUBMITTAL - - LOT 1  
AURORA TOWN CENTER  
**PHASE II**  
**(LEBANC)**  
(LIFESTYLE ELLSWORTH WAY/AUDUBON NORTH/ARCADE)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant

4th Submittal: 04.05.02  
3rd Submittal: 09.28.01  
2nd Submittal: 08.22.01

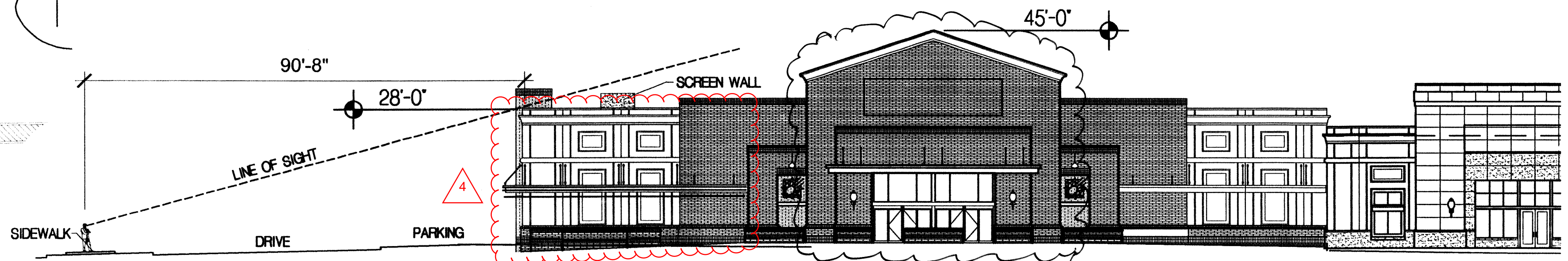
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Drawn By: MWD  
Checked By: DA  
Scale: As Shown  
Submittal Date: 07/16/01

Sheet Title  
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Sheet Number



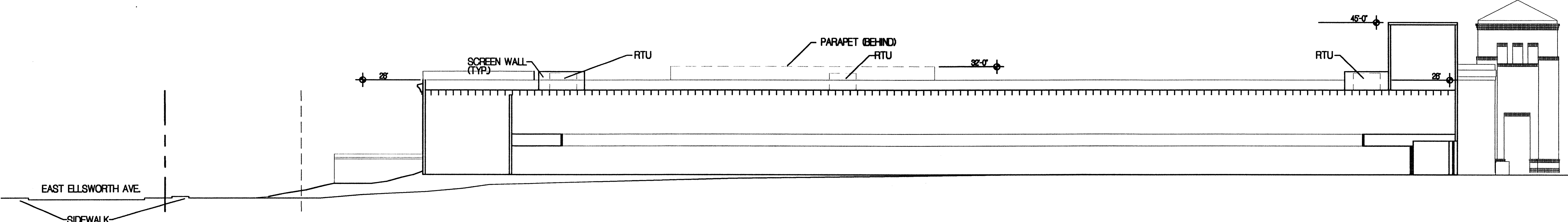
2 MAJOR C SECTION

SP-11 FOR REFERENCE NOT TO SCALE



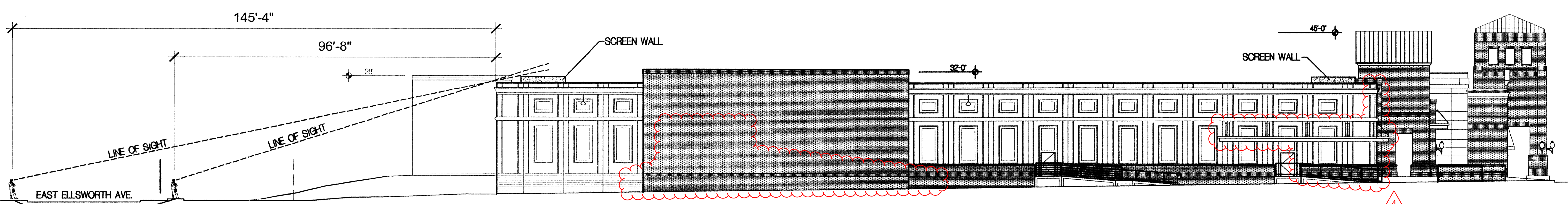
3 MAJOR C ELEVATION

SCALE: 3/32" = 1'-0"



4 MAJOR C SECTION

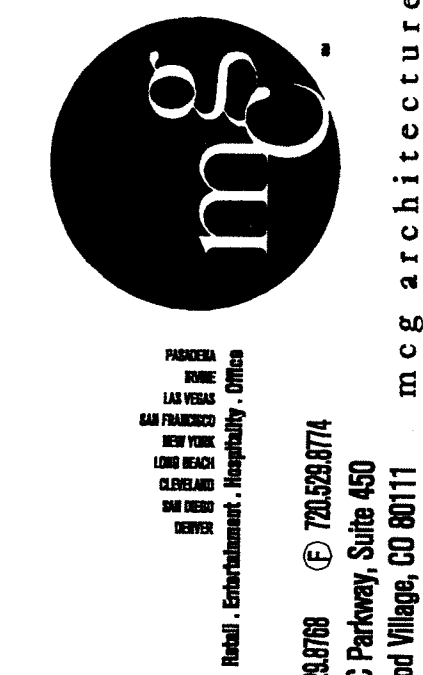
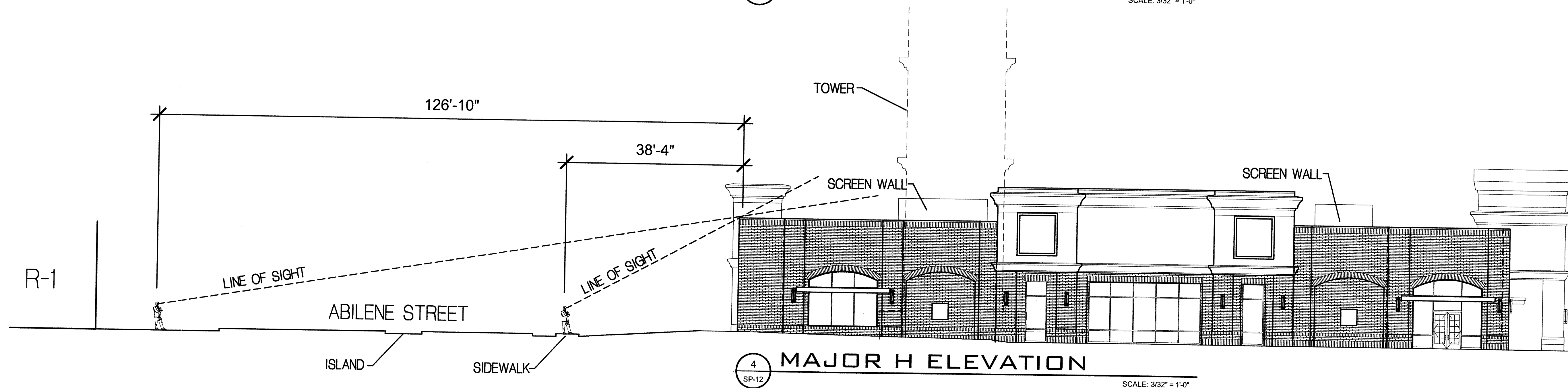
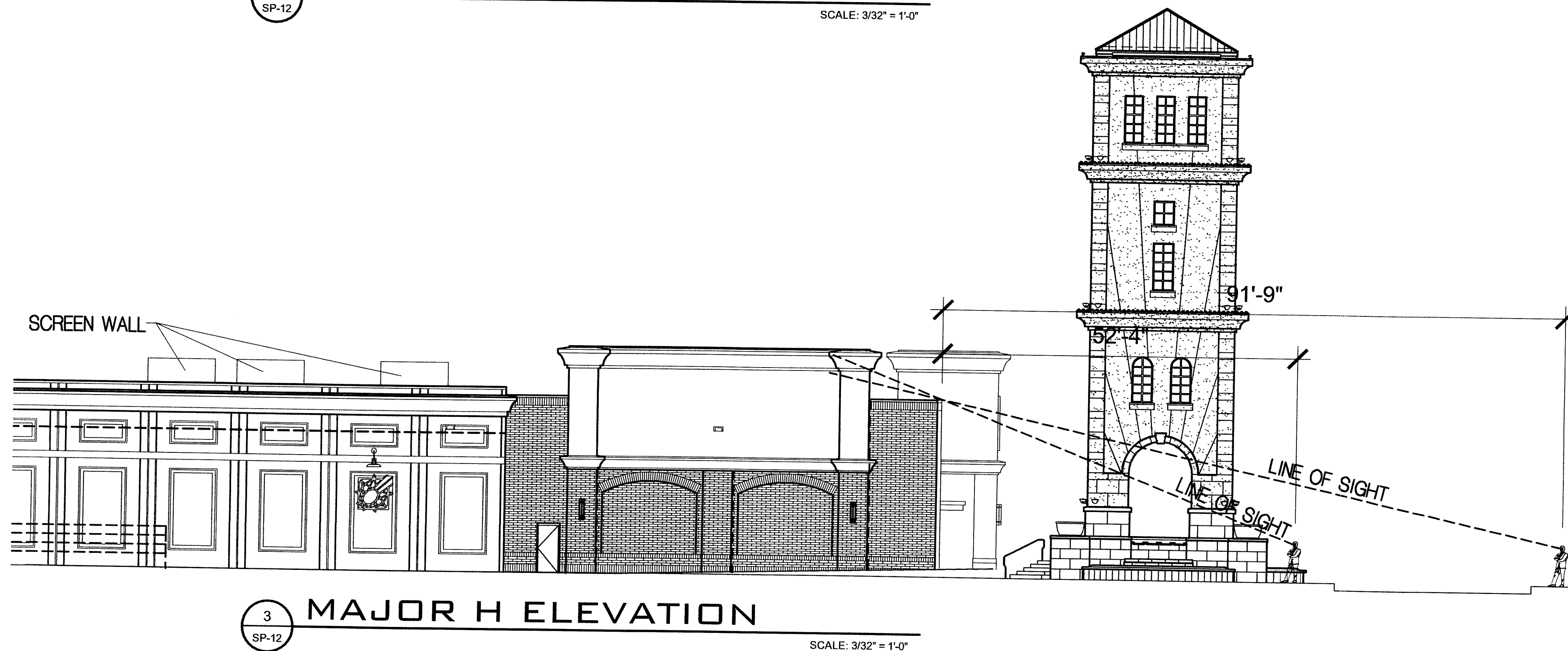
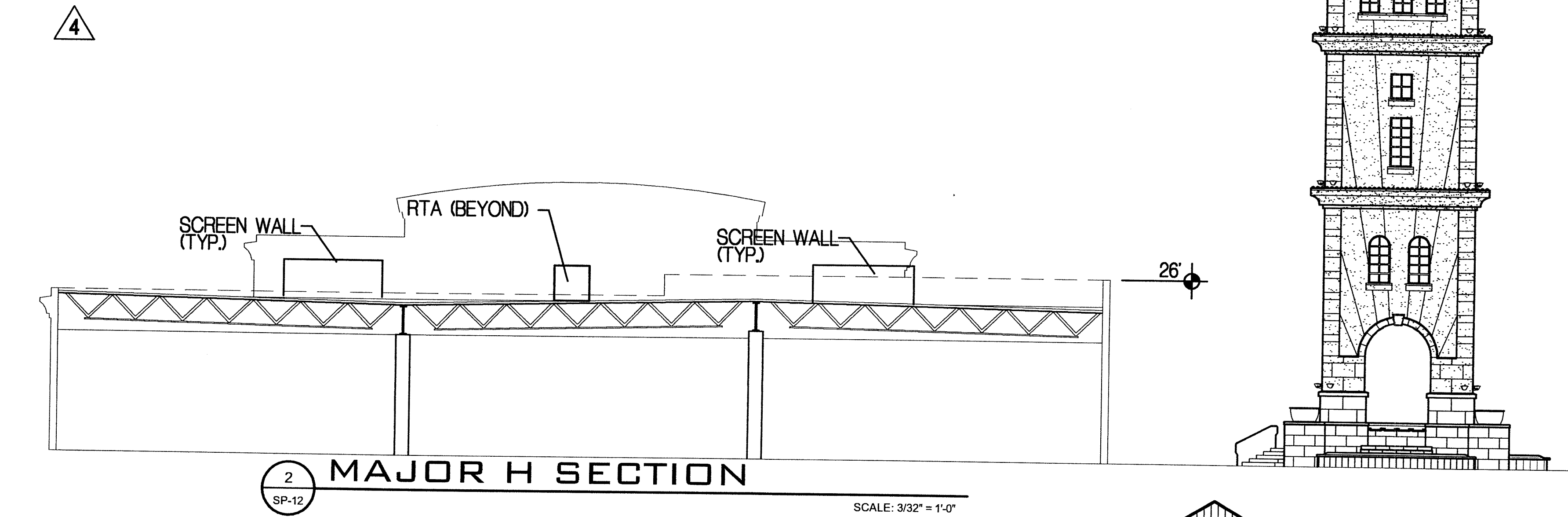
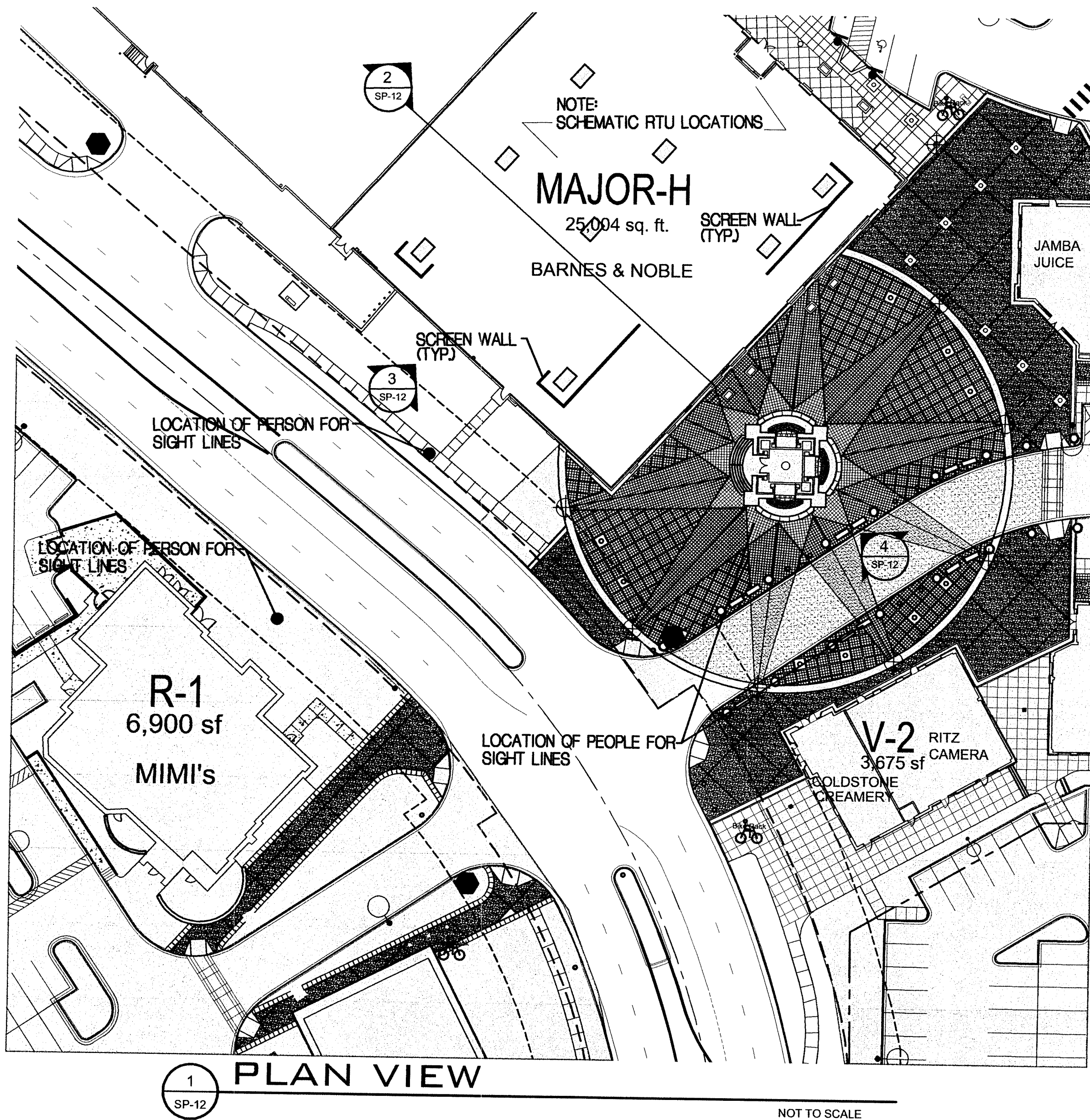
SP-11 SCALE: 3/32" = 1'-0"



5 MAJOR C ELEVATION

SP-11 SCALE: 3/32" = 1'-0"





Design Architect  
DAVID OWEN TRYBA  
ARCHITECTS  
303.799.8300  
303.799.8301  
303.799.8302

A Project For  
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WEINGARTEN

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REALTY, LLC  
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ENGLEWOOD, CO 80150  
Phone 303.799.8300  
Fax 303.799.8381

SITE PLAN SUBMITTAL - LOT 1  
AURORA TOWN CENTER  
**PHASE II**  
**(LEBANC)**  
(LIFESTYLE LEVELS NORTH BAY AUBURN NORTH BAR CEDAR)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant

Revision 02/18/03  
Revision 01/31/03

4th Submittal: 04.05.02  
3rd Submittal: 09.28.01  
2nd Submittal: 08.22.01

Project Number: 00427.01  
Drawn By: MWB  
Checked By: DA  
Scale: As Shown

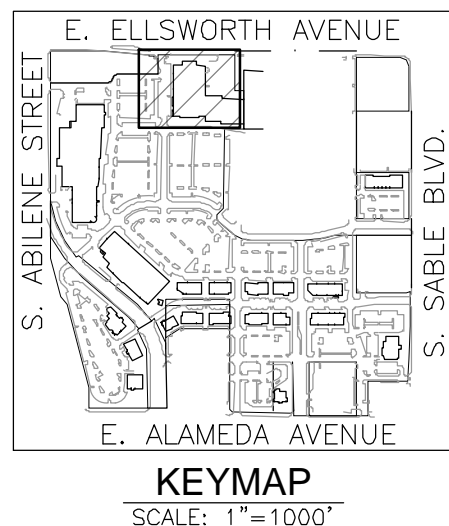
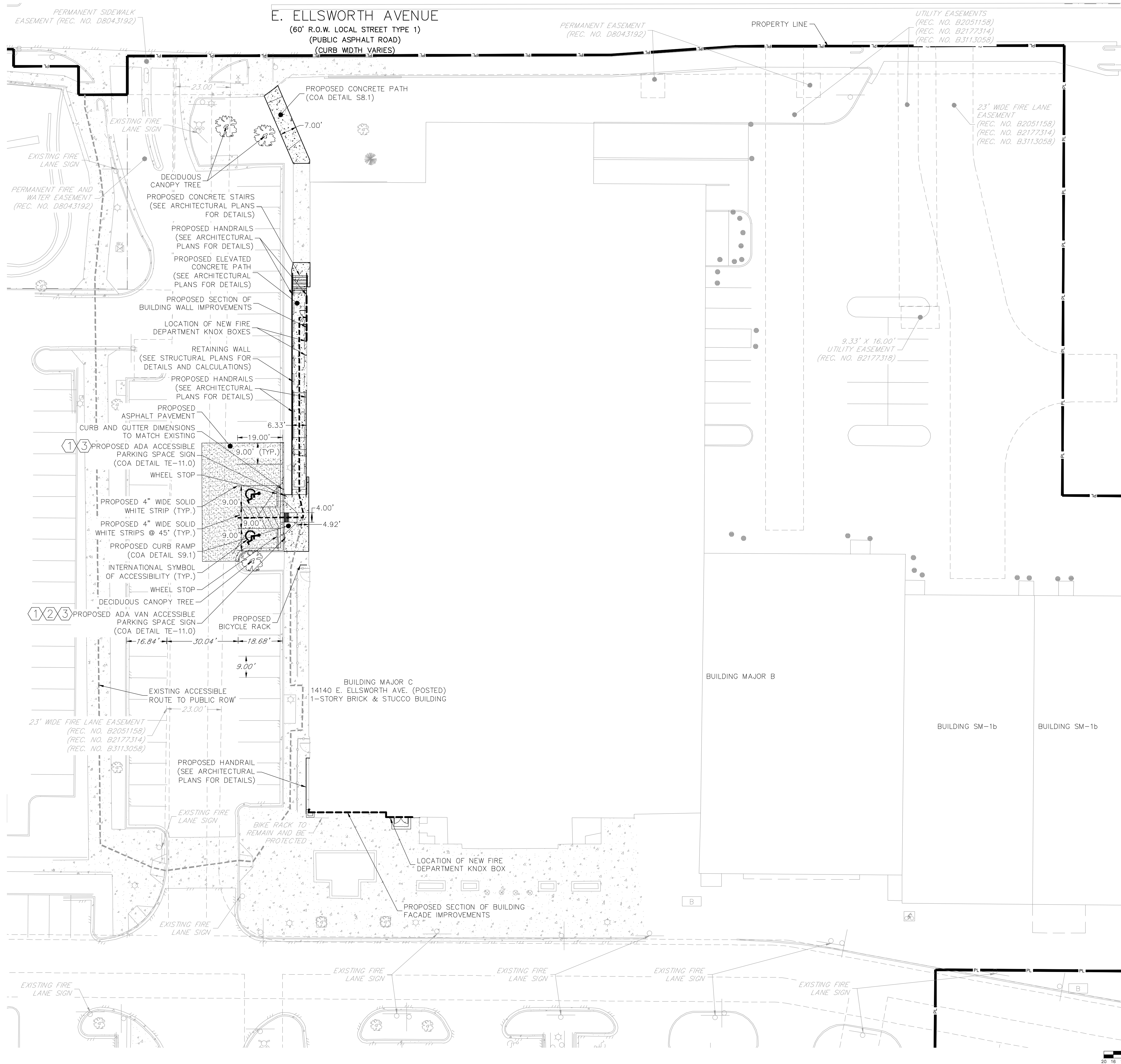
Submittal Date: 07/18/01

Sheet Title

SP-12

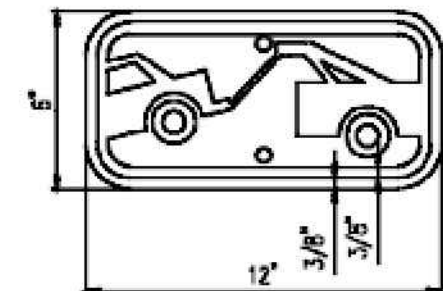
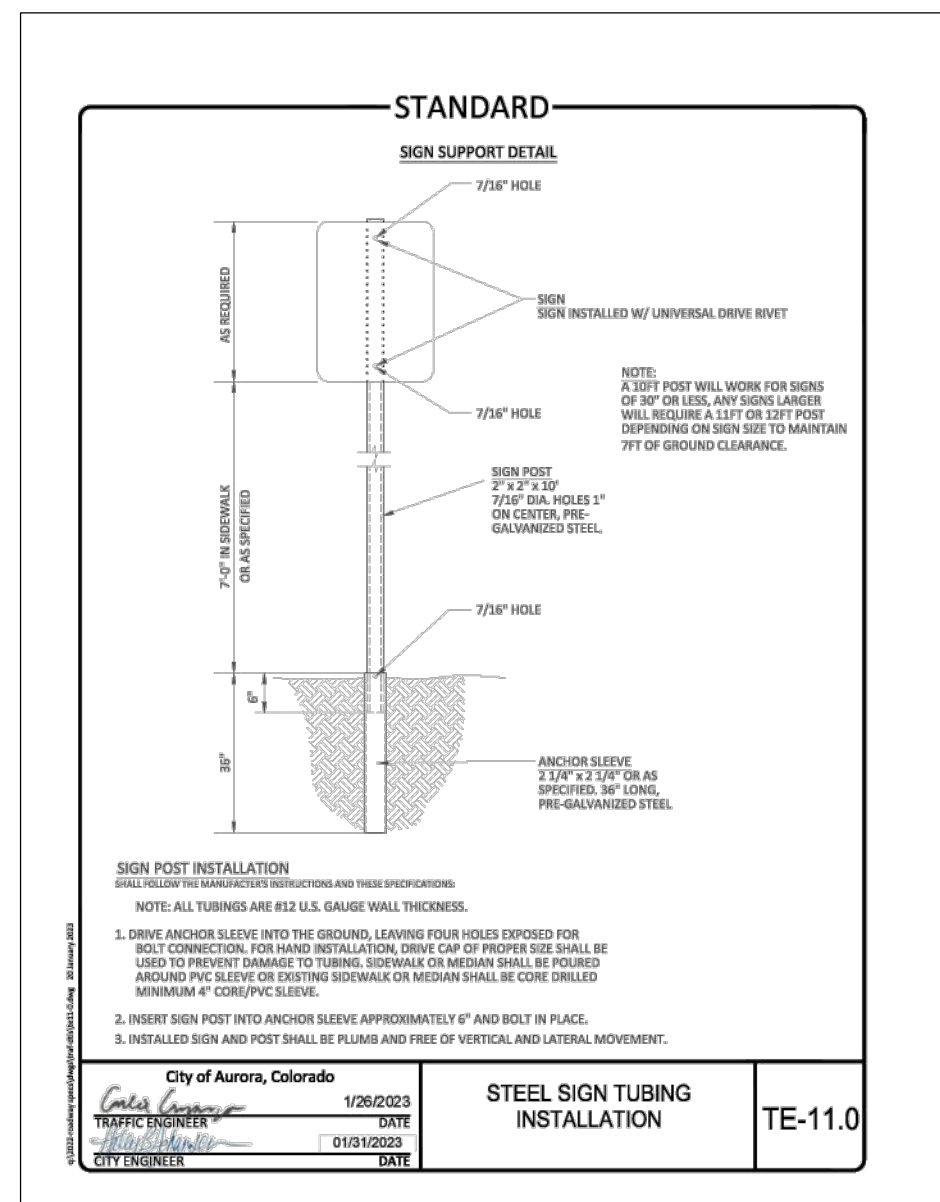
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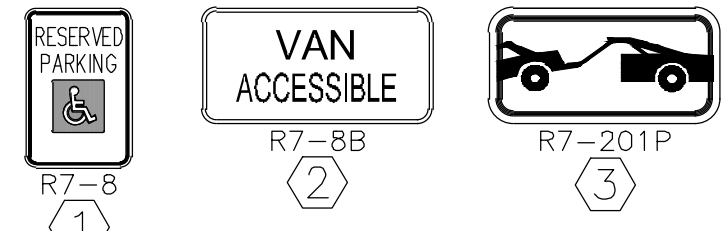
LEGEND	
EXISTING	PROPOSED
PL	PROPERTY LINE
ADJACENT LOT LINES	EASEMENT LINES
CURB & GUTTER	CONTOURS
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
BUILDING LINE	ACCESSIBLE ROUTE SIGN
FLOW ARROW	STORM SEWER
SANITARY SEWER	WATER LINE
ELECTRICAL LINE	GAS LINE
MANHOLE	STORM INLET
FIRE HYDRANT	TREE
BOLLARD	FIRE DEPARTMENT KNOX BOX

ABBREVIATIONS	
BW	BOTTOM OF WALL
FL	FLOWLINE
ME	MATCH EXISTING
TBC	TOP BACK OF CURB
TW	TOW OF WALL



MATERIAL: 6063 ALUMINUM - WHITE BACKGROUND WITH BLACK COPY AND BORDER 1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES SIGN USED WITH CORRESPONDING ADA SPACE

SIGN TABLE			
#	TEXT/GRAPHIC	SIZE	SIGN NUMBER
1	ACCESSIBLE PARKING SIGN	12"x18"	R7-8
2	VAN ACCESSIBLE SIGN	12"x6"	R7-8aP
3	TOW-AWAY ZONE	12"x6"	R7-201aP

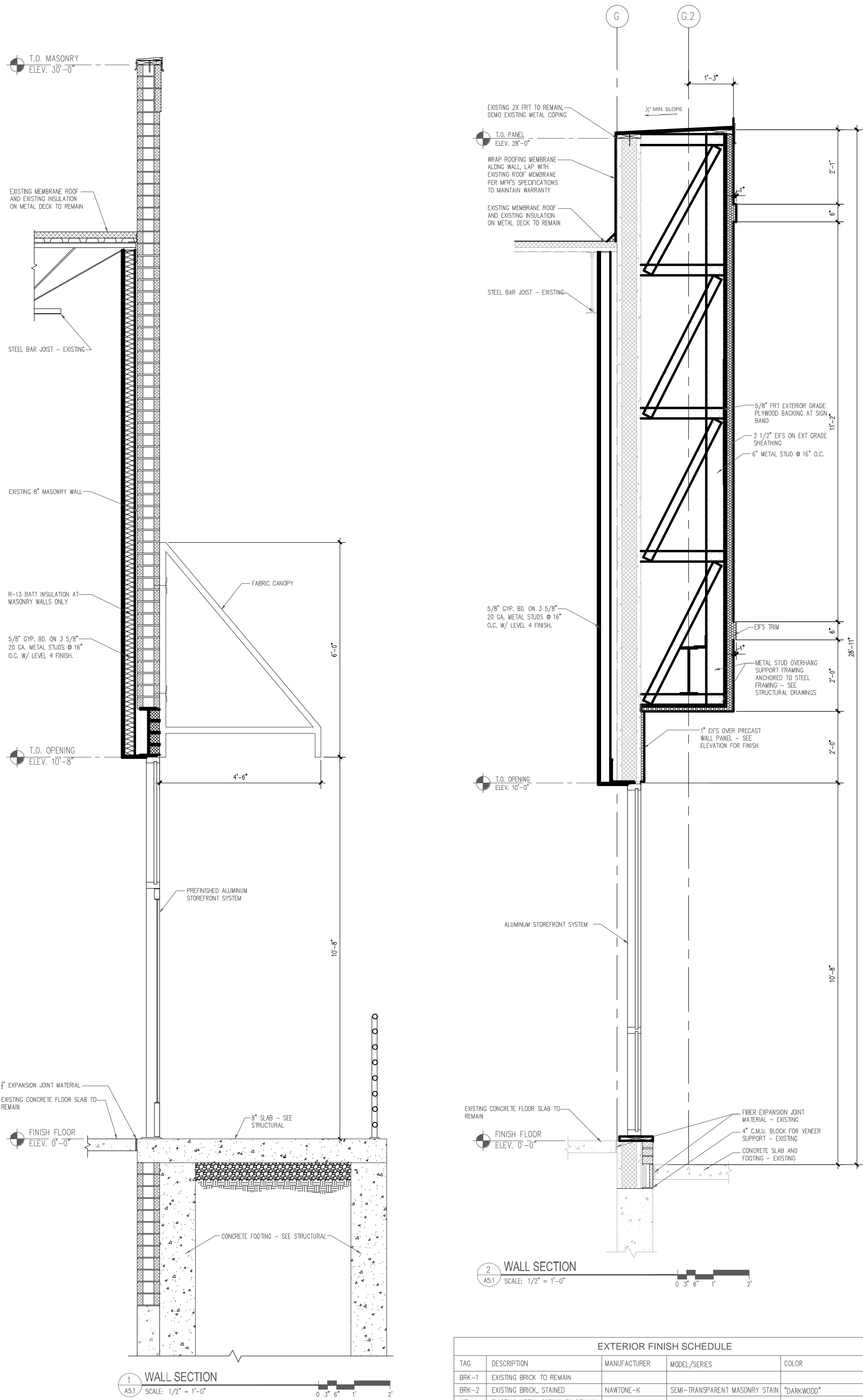


REVISIONS	
REV. NO.	DATE
1	
2	
3	
4	
5	
6	
7	

REVISIONS	
REV. NO.	DATE
1	
2	
3	
4	
5	
6	
7	

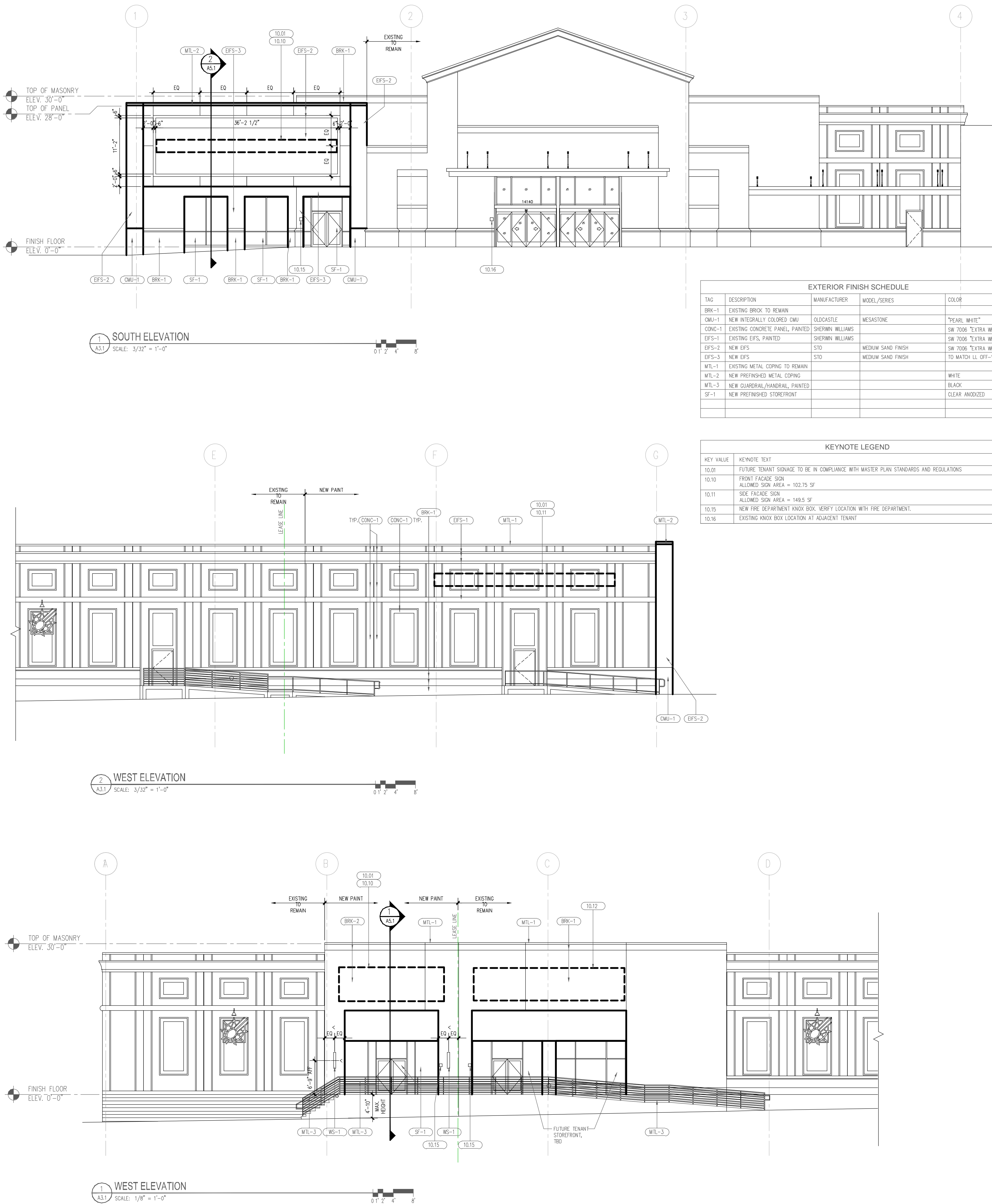
drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_  
QA/QC by: \_\_\_\_\_  
project no.: 25-14942  
drawing no.: SITE PLAN  
date: 04/26/2024





TAG	DESCRIPTION	MANUFACTURER	MODEL/SERIES	COLOR
BRK-1	EXISTING BRICK TO REMAIN			
BRK-2	EXISTING BRICK, STAINED	NAWTON-K	SEMI-TRANSPARENT MASONRY STAIN	"DARKWOOD"
MTL-1	EXISTING METAL COPING TO REMAIN			
MTL-2	NOT USED			
MTL-3	NEW GUARDRAIL/HANDRAIL, PAINTED			BLACK
SF-1	NEW PREFINISHED STOREFRONT			CLEAR ANODIZED
WS-1	NEW DECORATIVE WALL SCOE	COP DESIGN INC.	AMERICAN COLLECTION, "QUINCY"	BLACK

KEY VALUE	KEYNOTE TEXT
10.01	FUTURE TENANT SIGNAGE TO BE IN COMPLIANCE WITH MASTER PLAN STANDARDS AND REGULATIONS
10.10	TENANT FACADE SIGN ALLOWED SIGN AREA = 200 SF
10.12	FUTURE TENANT FACADE SIGN ALLOWED SIGN AREA = 200 SF
10.15	NEW FIRE DEPARTMENT KNOX BOX. VERIFY LOCATION WITH FIRE DEPARTMENT.



TAG	DESCRIPTION	MANUFACTURER	MODEL/SERIES	COLOR
BRK-1	EXISTING BRICK TO REMAIN			
CMU-1	NEW INTEGRALLY COLORED CMU	OLDCASTLE	MESASTONE	"PEARL WHITE"
CONC-1	EXISTING CONCRETE PANEL, PAINTED	SHERWIN WILLIAMS		SW 7006 "EXTRA WHITE"
EFS-1	EXISTING EFS, PAINTED	SHERWIN WILLIAMS		SW 7006 "EXTRA WHITE"
EFS-2	NEW EFS	STO	MEDIUM SAND FINISH	SW 7006 "EXTRA WHITE"
EFS-3	NEW EFS	STO	MEDIUM SAND FINISH	TO MATCH LL OFF-WHITE PAINT
MTL-1	EXISTING METAL COPING TO REMAIN			WHITE
MTL-2	NEW PREFINISHED METAL COPING			WHITE
MTL-3	NEW GUARDRAIL/HANDRAIL, PAINTED			BLACK
SF-1	NEW PREFINISHED STOREFRONT			CLEAR ANODIZED

KEY VALUE	KEYNOTE TEXT
10.01	FUTURE TENANT SIGNAGE TO BE IN COMPLIANCE WITH MASTER PLAN STANDARDS AND REGULATIONS
10.10	FRONT FACADE SIGN ALLOWED SIGN AREA = 102.75 SF
10.11	SIDE FACADE SIGN ALLOWED SIGN AREA = 143.5 SF
10.15	NEW FIRE DEPARTMENT KNOX BOX. VERIFY LOCATION WITH FIRE DEPARTMENT.
10.16	EXISTING KNOX BOX LOCATION AT ADJACENT TENANT

655 Chapman Street, Suite 160  
Denver, Colorado 80202  
Voice: (303) 447-0080  
Fax: (303) 447-9141  
web: collinseng.com

**COLLINS**  
ENGINEERS<sup>PC</sup>

**Bowen<sup>+</sup>**

2019 Centre St. Suite 500 Cleveland, Ohio 44113  
Phone: (216) 451-5500 Fax: (216) 451-5553  
www.btc.com • email@btc.com

**811**

Know what's below.  
Call before you dig.

EXTERIOR ELEVATIONS - MAJOR "C" BUILDING  
SITE PLAN AMENDMENT  
FACADE MODIFICATIONS OF BUILDING MAJOR C  
AURORA TOWN CENTER, SUBDIVISION FILING NO. 1  
PHASE II

2024

AURORA, CO

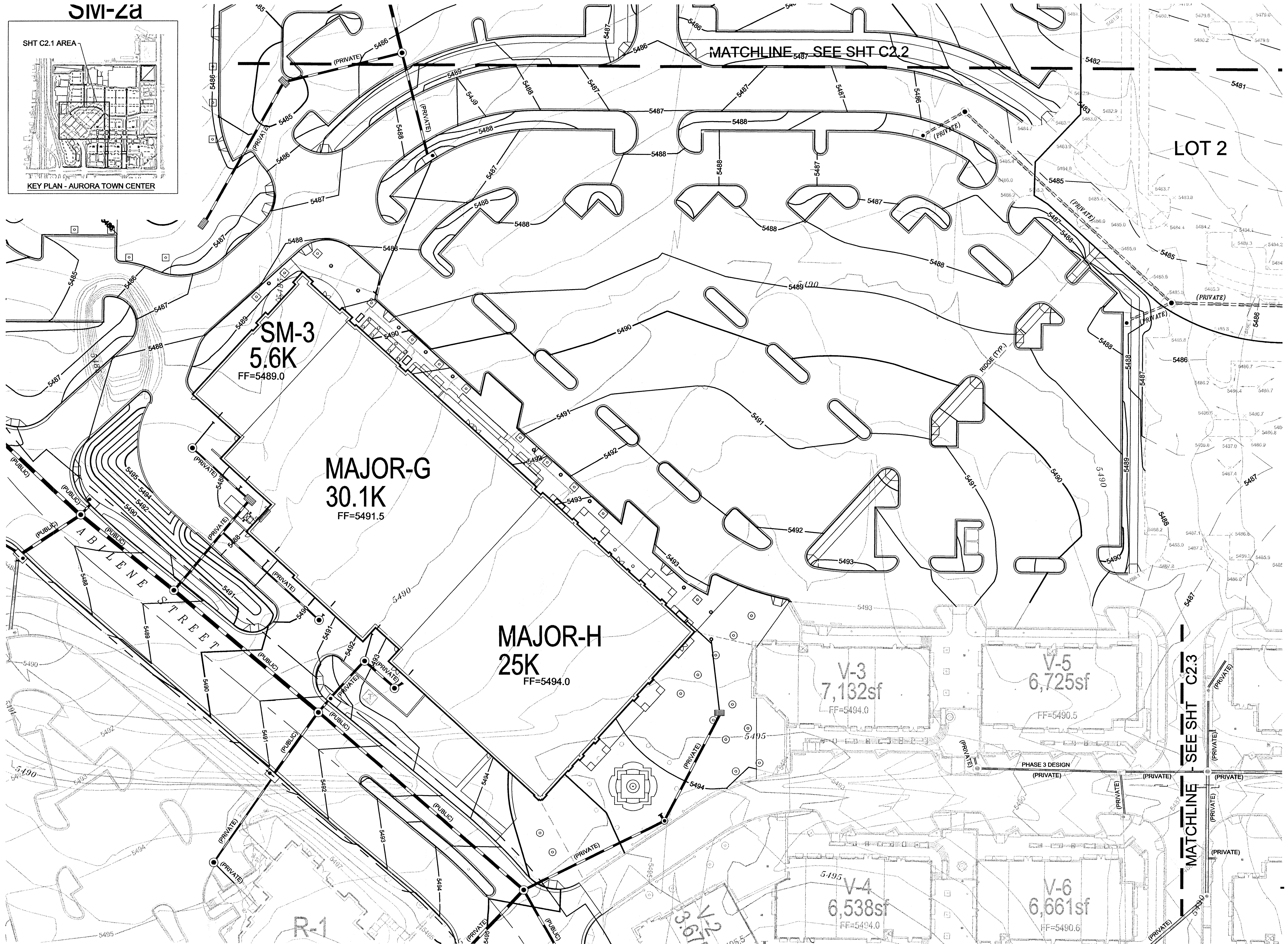
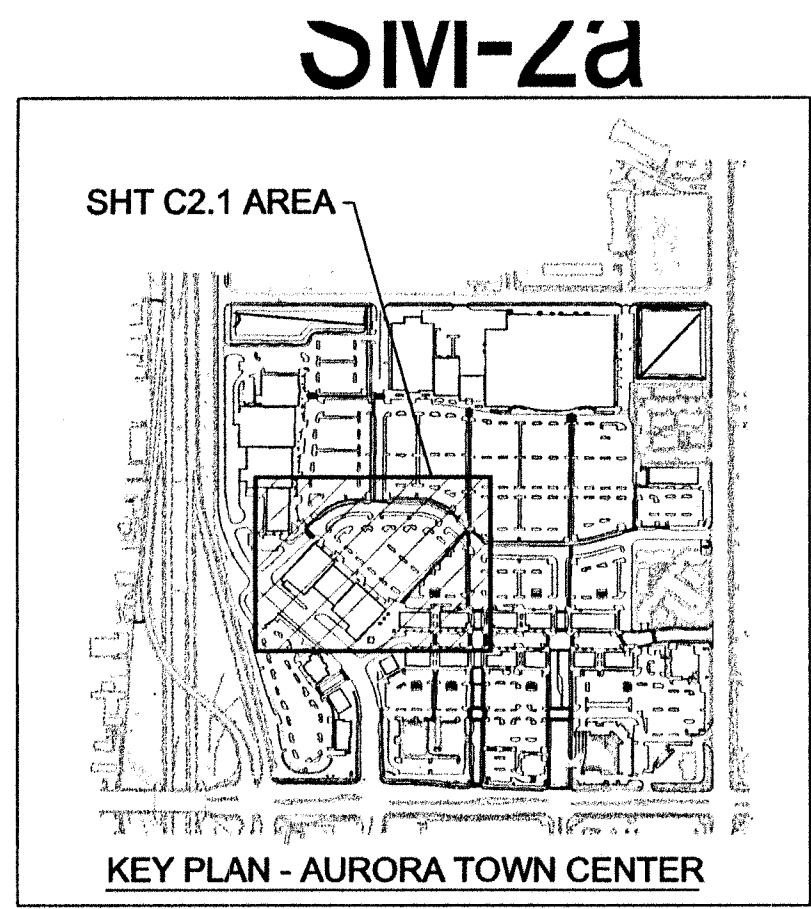
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checked by:  
approved by:  
QA/QC by:  
project no.:  
drawing no.:  
date:

25-14942  
ELEVATIONS  
04/26/2024

4

SP-14





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REALTY, LLC  
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Fax: 303.789.6381

SITE PLAN SUBMITTAL  
AURORA TOWN CENTER  
Phase II  
(LEBANC)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant  
V  
CONSULTANTS  
200 Union Blvd., Suite 200  
Lakewood, Colorado 80228  
Phone: 303.989.8556  
Fax: 303.789.6381  
PROJECT NUMBER: 01007


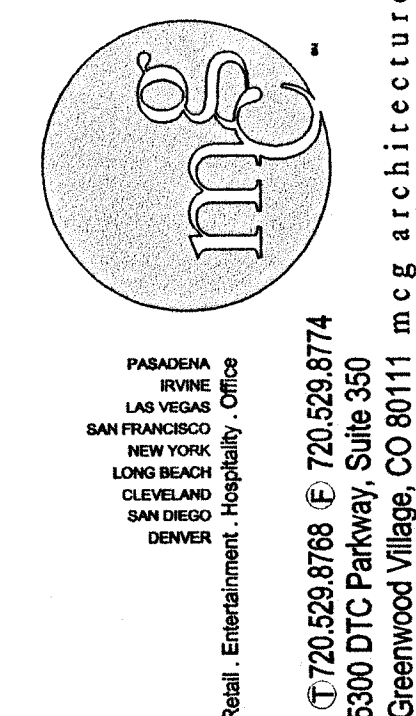
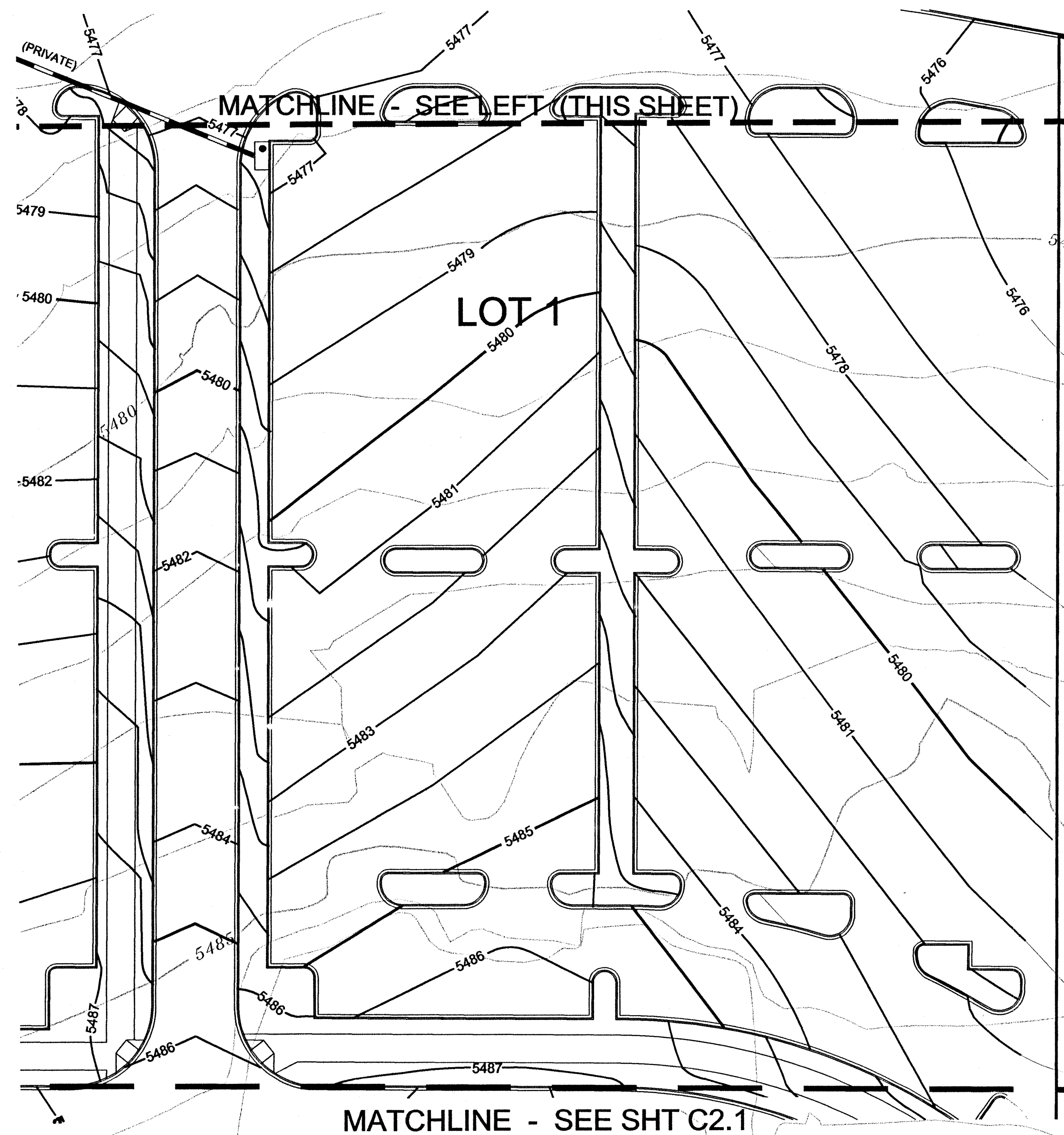
4th Submittal: 04.05.02  
3rd SUBMITTAL 9-28-01  
2nd SUBMITTAL 8-20-01  
Project Number 01007  
Drawn By dh  
Checked By mc  
Scale 1" = 30'  
Date July 11, 2001  
Submittal Date 7-11-01

Sheet Title  
Grading Plan  
C2.1  
Sheet Number

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AURORA TOWN CENTER PH. 2001-6045-00






**DAVID OWEN TRYBA  
ARCHITECTS**  
1620 Logan Street  
Denver, Colorado  
80203-1216

**MILLER**  
**WEINGARTEN**

**MILLER WEINGARTEN  
REALTY, LLC**  
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ENGLEWOOD, CO 80112-5509  
Phone 303.799.6300  
Fax 303.799.6361

**SITE PLAN SUBMITTAL  
AURORA TOWN CENTER  
Phase II  
(LEBANC)  
ALAMEDA AVENUE & SABLE STREET**

Consultant



**CONSULTANTS**

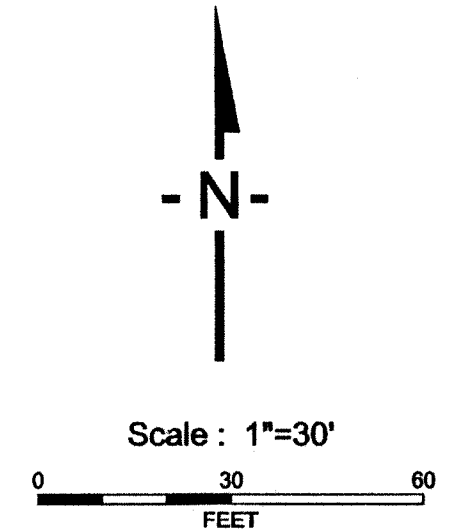
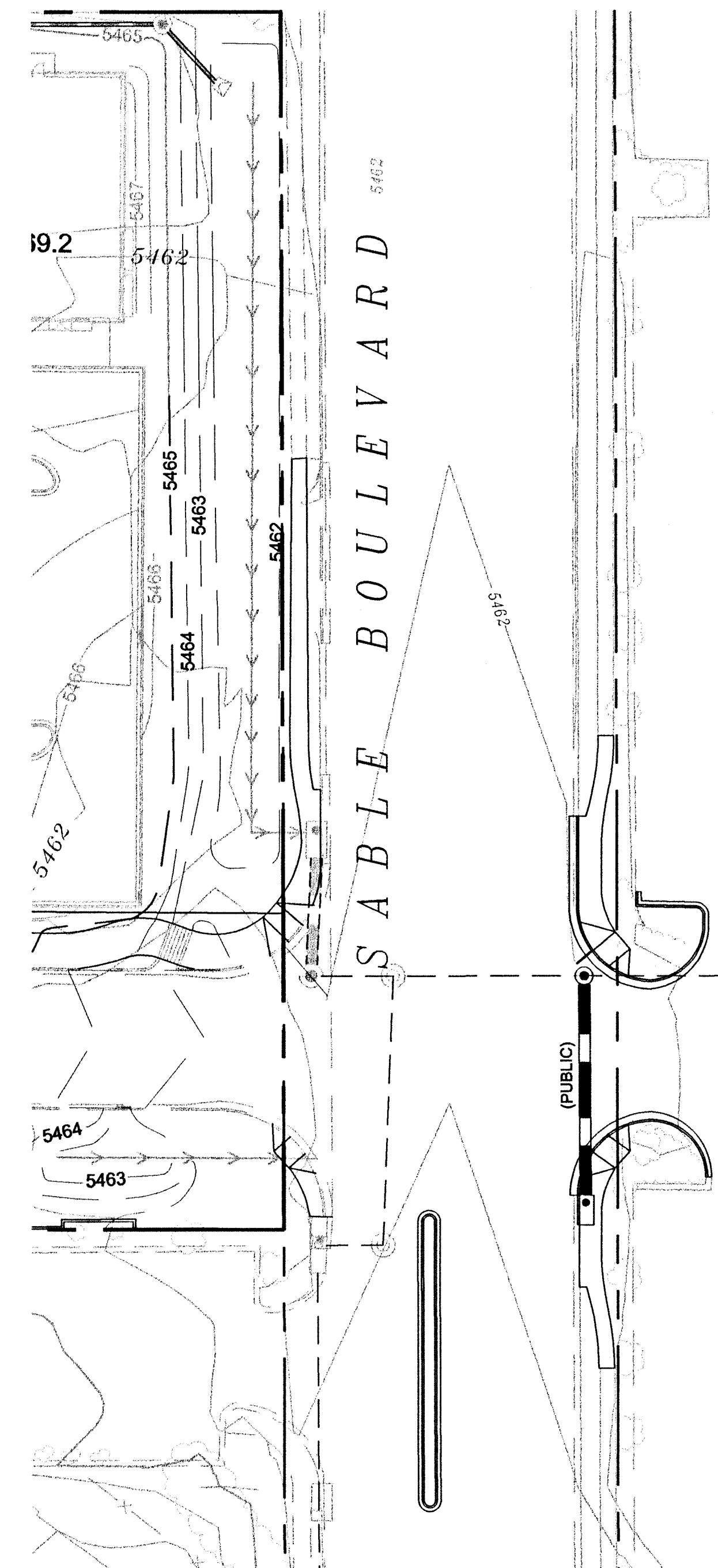
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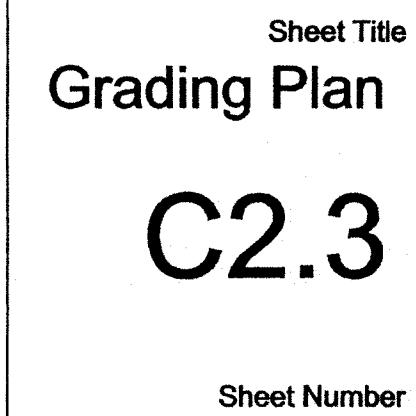
<b>4th Submittal: 04.05.02</b>	
3rd Submittal	9-28-01
2nd Submittal	8-20-01
Project Number	01007
Drawn By	dh
Checked By	mc
Scale	1" = 30'
Date	July 11, 2001
Submittal Date	7-11-01

Sheet Title  
**Grading Plan**  
**C2.2**  
 Sheet Number

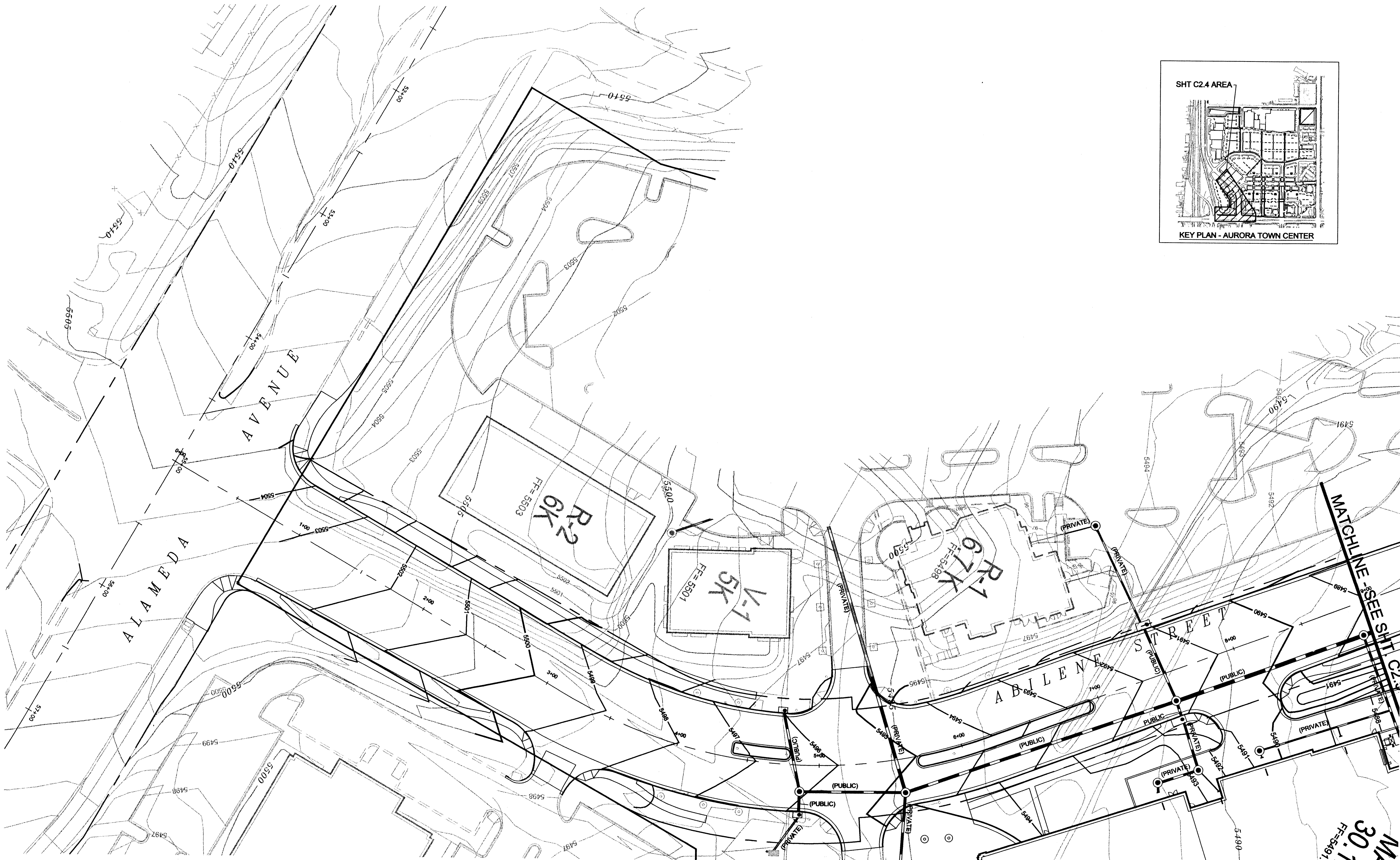




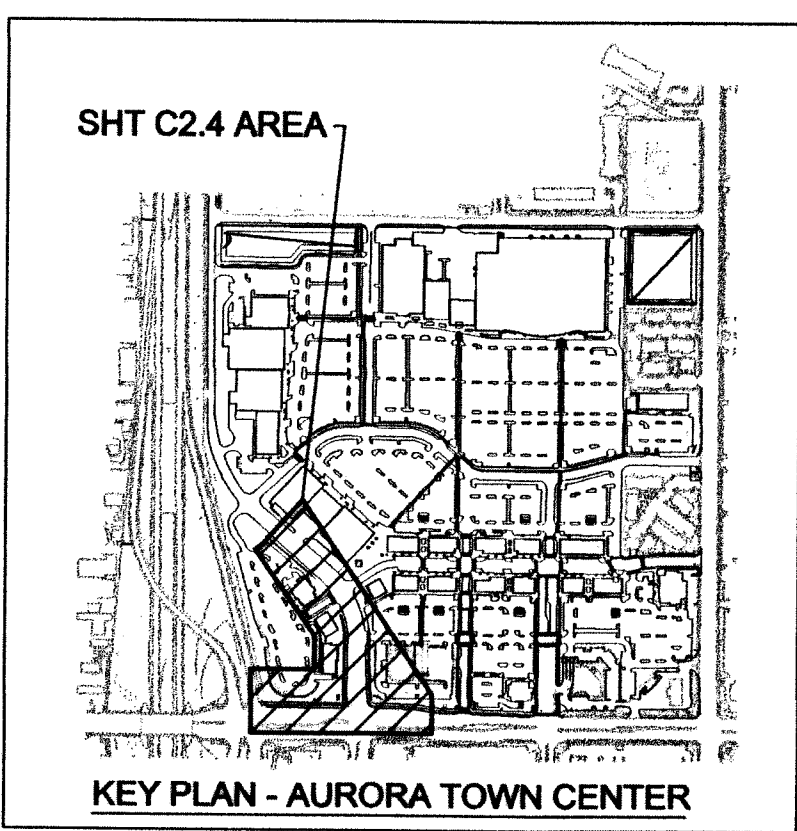
**AURORA TOWN CENTER PH. 2001-6045-00**







ABILENE STREET PLAN  
SCALE - 1" = 30'



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5300 DTC Parkway, Suite 350  
Greenwood Village, CO 80111 m2g architecture

Design Architect  
**DAVID OWEN TRYBA**  
ARCHITECTS  
11555 E. WILSON AVE.  
SUITE 100  
DENVER, CO 80231  
303.851.7010

A Project For  
**MILLER WEINGARTEN**  
**MILLER WEINGARTEN**  
REALTY, LLC  
2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80155  
Phone 303.799.8300  
Fax 303.799.8381

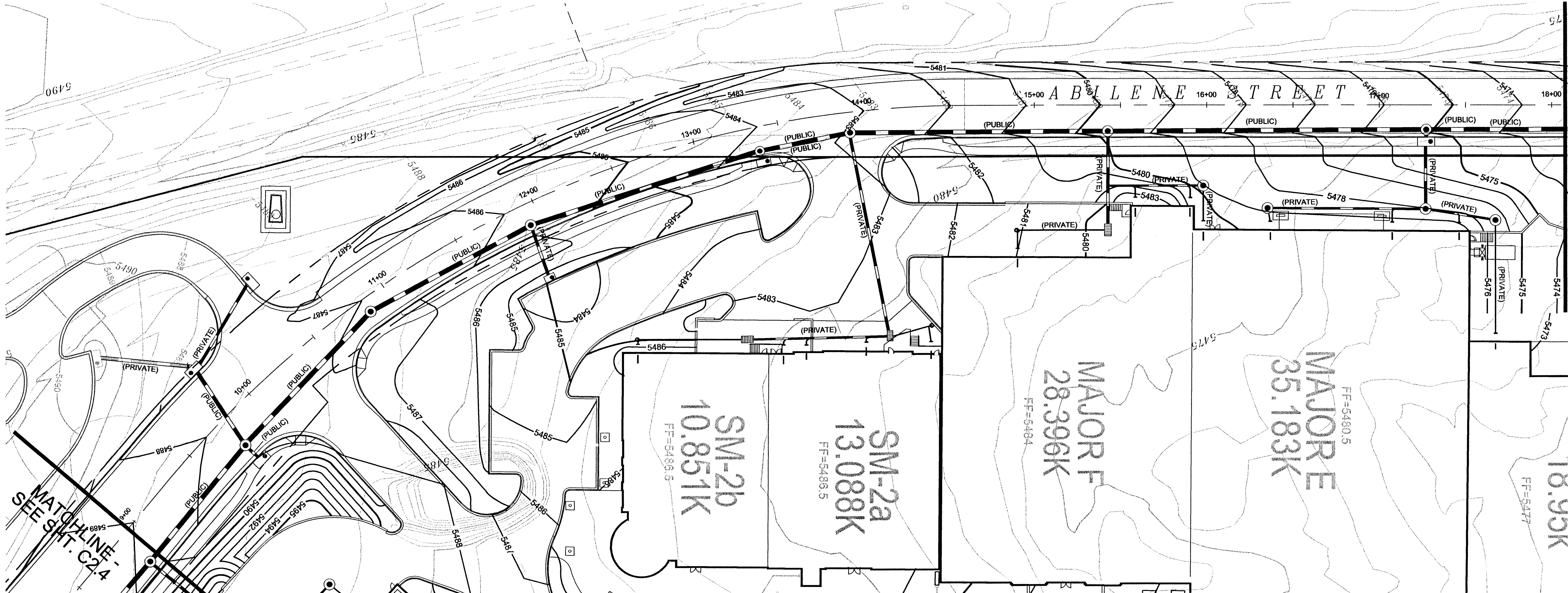
SITE PLAN SUBMITTAL  
AURORA TOWN CENTER  
**Phase II**  
**(LEBANC)**  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant  
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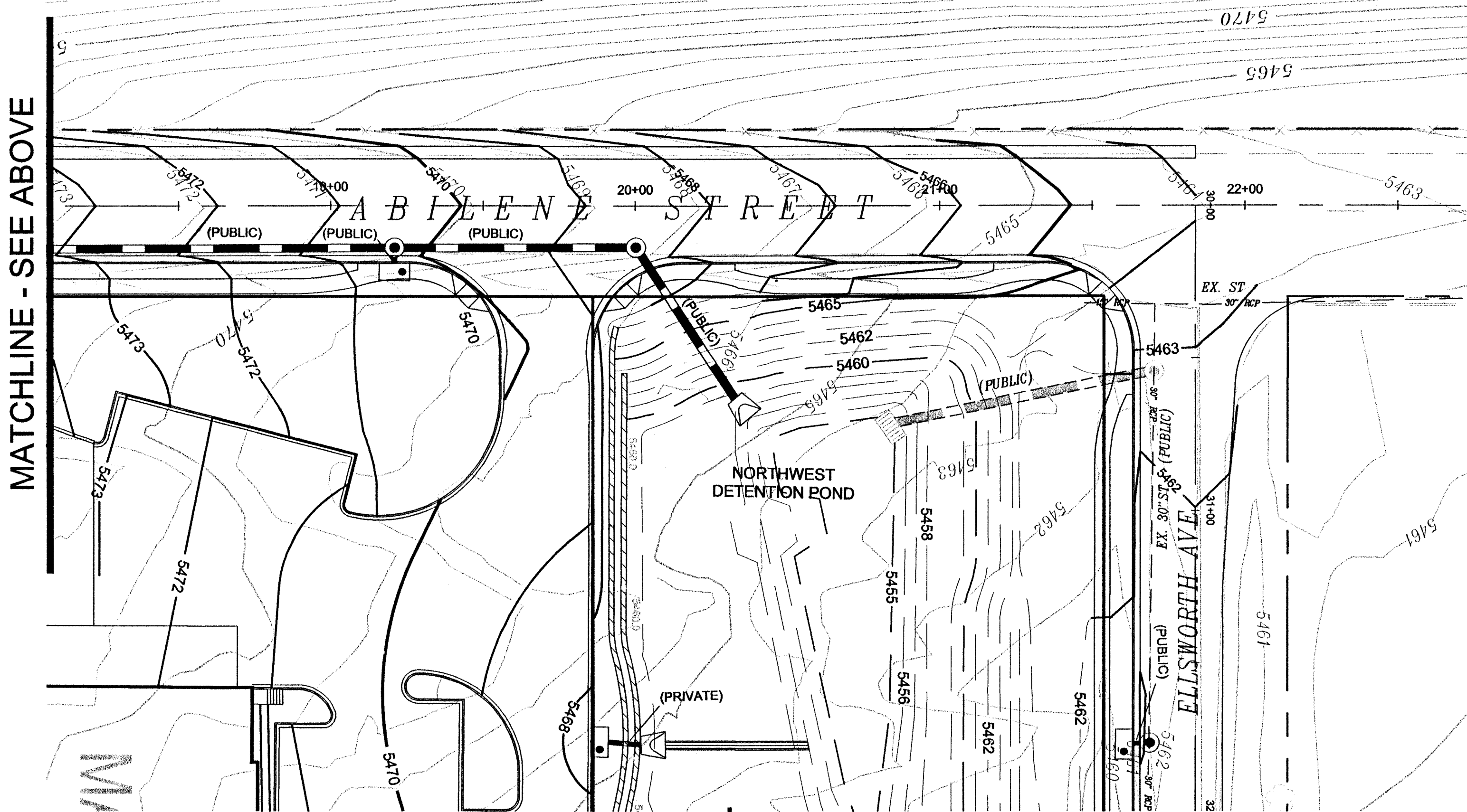
**4th Submittal: 04.05.02**  
3rd Submittal 9-28-01  
2nd Submittal 8-20-01  
Project Number 01007  
Drawn By dh  
Checked By mc  
Scale 1" = 30'  
Date July 11, 2001  
Submittal Date 7-11-01

Sheet Title  
**Abilene Street  
Grading Plan  
C2.4**  
Sheet Number

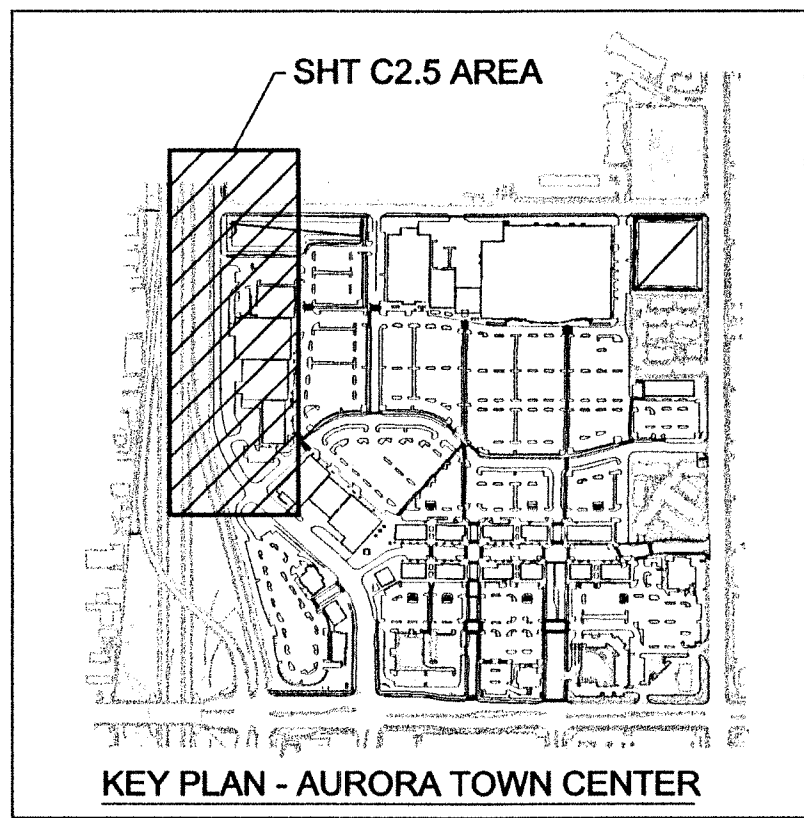




ABILENE STREET PLAN  
SCALE - 1" = 30'



ABILENE STREET PLAN  
SCALE - 1" = 30'



Design Architect  
DAVID OWEN TRYBA  
ARCHITECTS  
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Suite 300  
Boulder, CO 80501-1415

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MILLER WEINGARTEN  
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Fax 303.799.6361

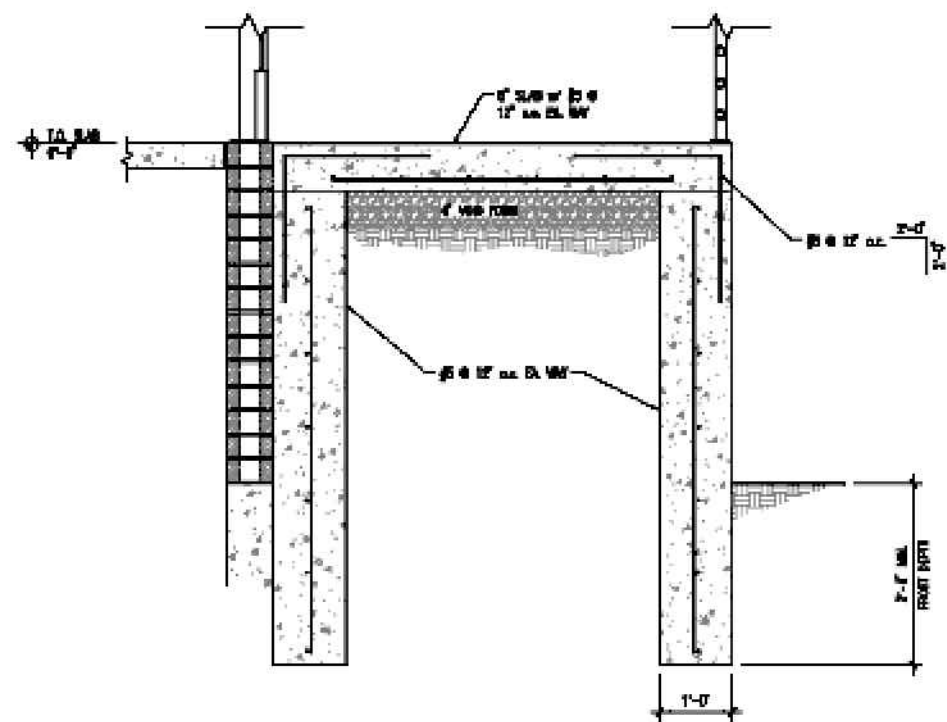
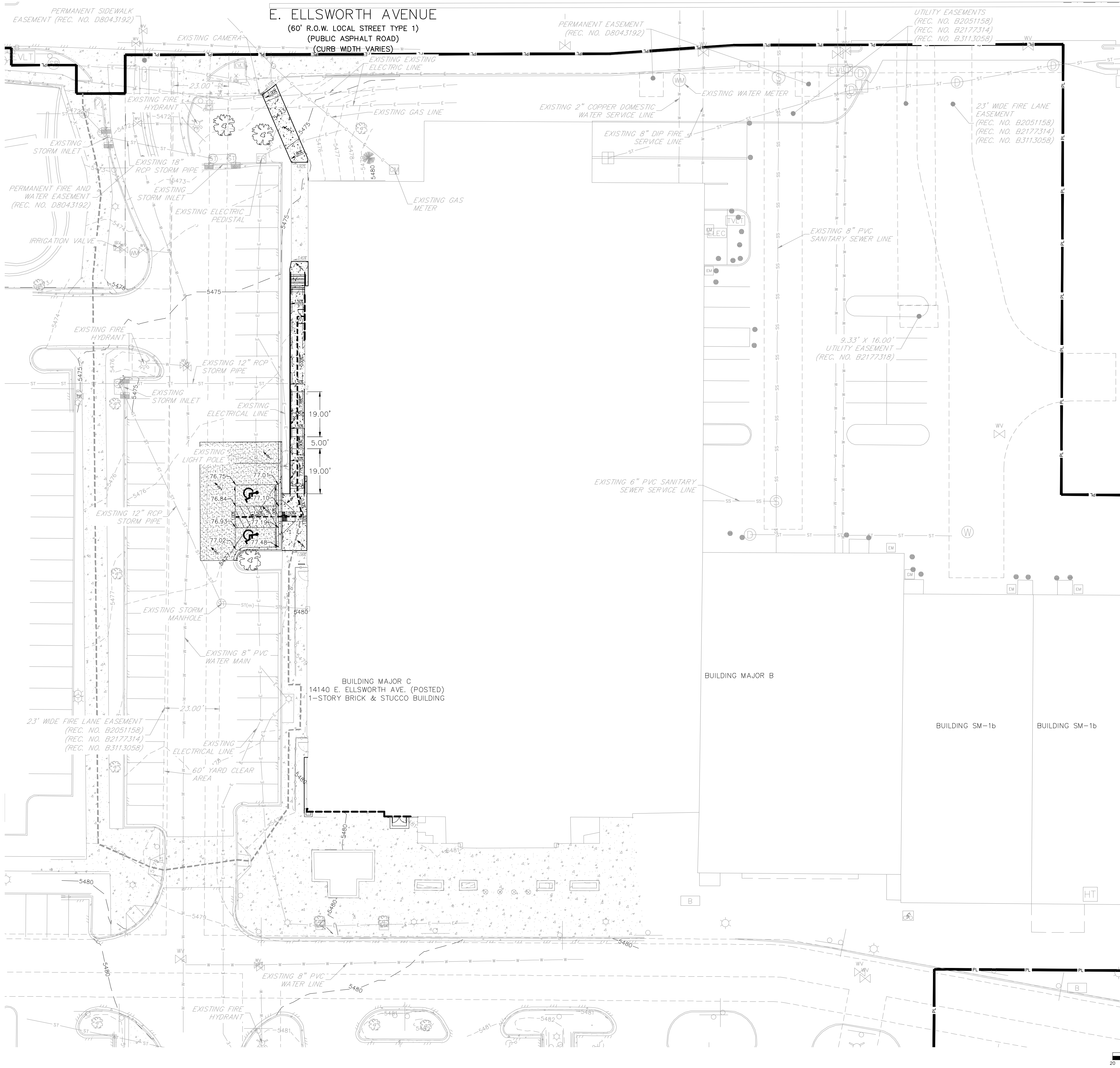
SITE PLAN SUBMITTAL  
AURORA TOWN CENTER  
Phase II  
(LEBANC)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant  
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Fax 303.988.9932  
We warrant that the information contained herein was prepared by the consultant and is true and correct to the best of our knowledge and belief.

4th Submittal: 04.05.01  
3rd SUBMITTAL 9-28-01  
2nd SUBMITTAL 8-20-01  
Project Number 01007  
Drawn By dh  
Checked By mc  
Scale 1" = 30'  
Date July 11, 2001  
Submittal Date 7-11-01

Sheet Title  
Abilene Street  
Grading Plan  
C2.5  
Sheet Number

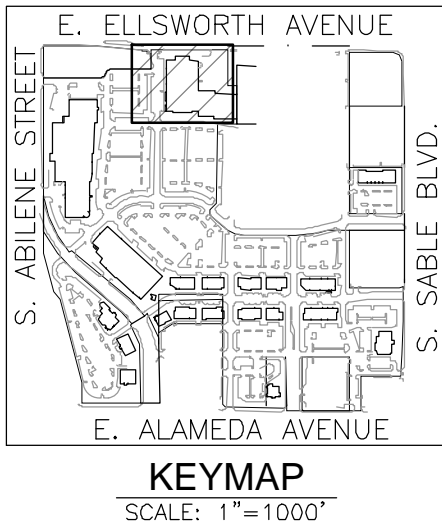




- NOTES:
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
  3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT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

BENCHMARK:  
SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK NEAR THE NORTHWEST CORNER OF SITE, BEING A FOUND 1-1/4" BRASS TAG "PLS 32430" WITH AN ELEVATION OF 5470.81 FEET (NAVD 88). NGS POINT B 407, BEING A 3-1/2" BRASS DISK "B 407 RESET 2000" LOCATED APPROXIMATELY 0.75 MILES SOUTHEAST OF SITE, WITH A PUBLISHED ELEVATION OF 5455.72 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 5455.37 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.

EXISTING UTILITY LOCATIONS: COLLINS ENGINEERS INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



GRADING AND UTILITY PLAN

SITE PLAN AMENDMENT  
FACADE MODIFICATIONS OF BUILDING MAJOR C  
AURORA TOWN CENTER, SUBDIVISION FILING NO. 1  
PHASE II

REVISIONS

Know what's below.  
Call before you dig.




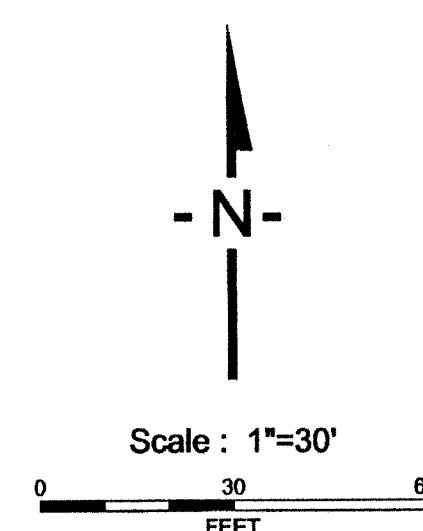
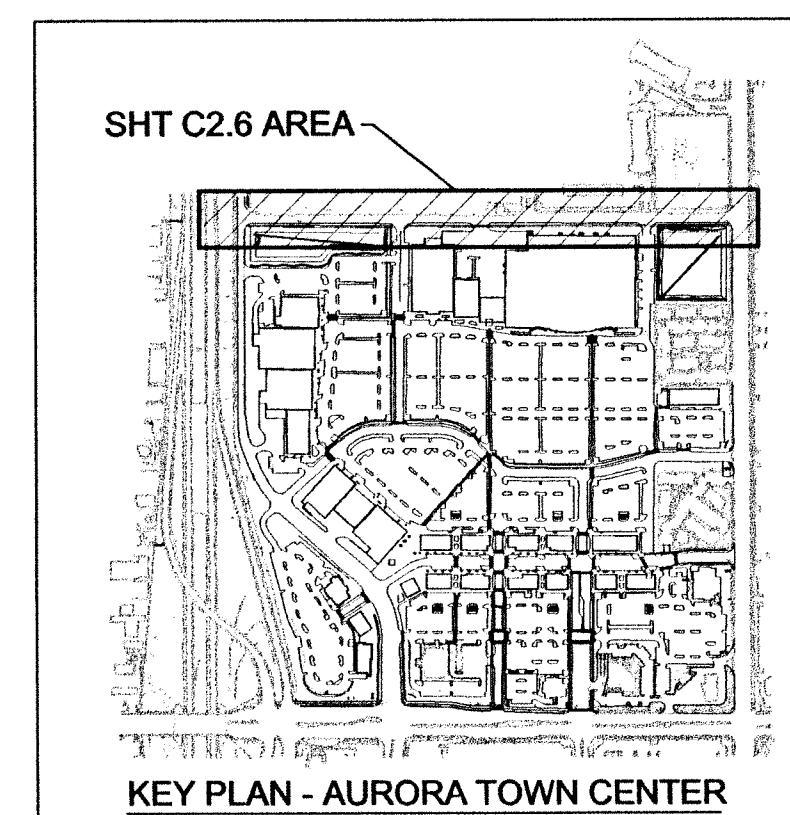
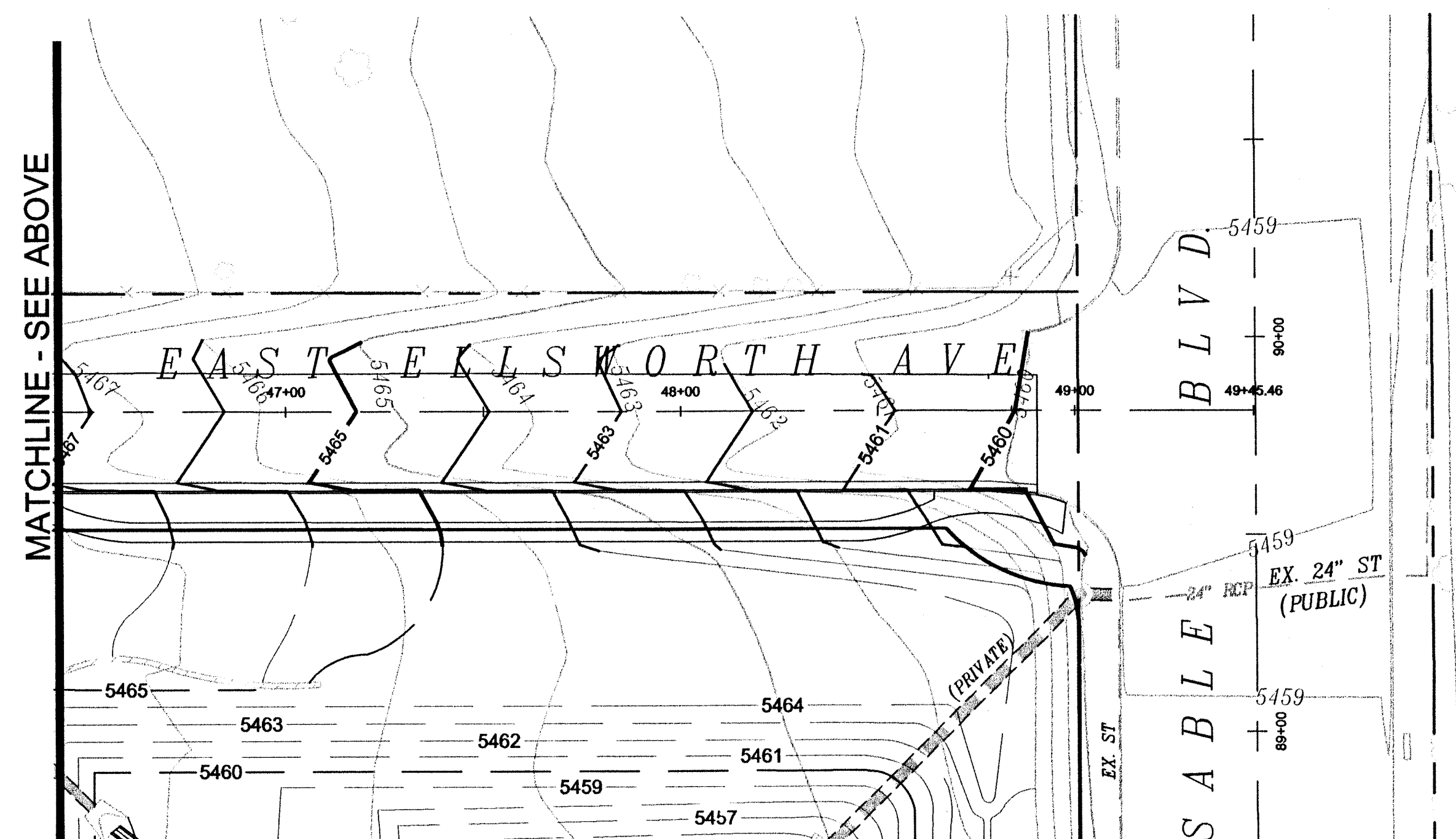
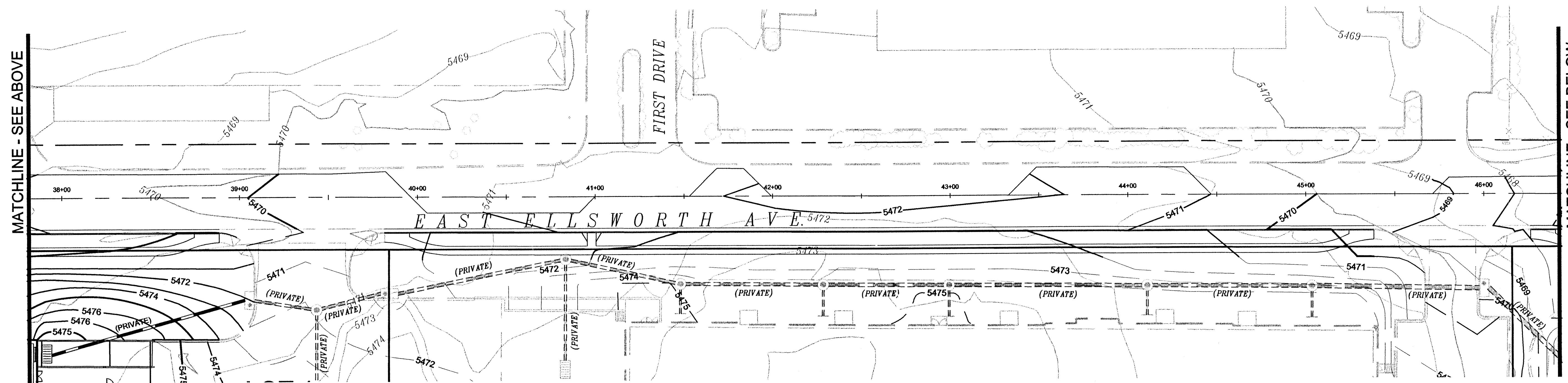
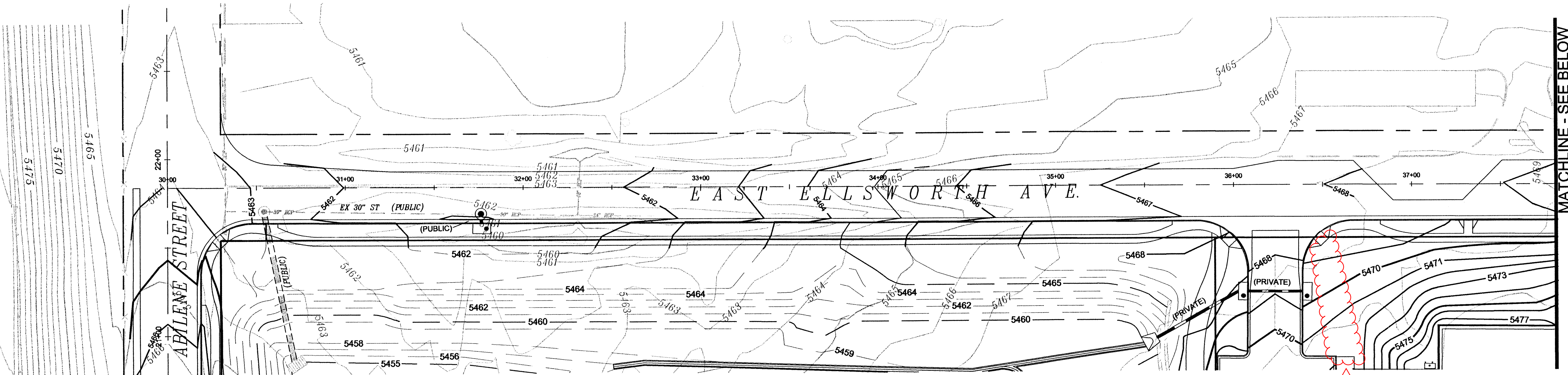
**COLLINS ENGINEERS**

4455 Sherman Street, Suite 160  
Denver, Colorado 80230  
voice: (303) 447-0080  
fax: (303) 447-9141  
web: collinseng.com

drawn by: BEG  
checked by: ACS  
approved by: BMF  
QA/QC by: BMF  
project no.: 25-14942  
drawing no.: GRADING PLAN  
date: 04/26/2024

C2.7






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☎ 720.529.8768 (F) 720.529.8774  
63600 DTC Parkway, Suite 350  
Greenwood Village, CO 80111  
m2c architecture

Design Architect



**DAVID OWEN TRYBA  
ARCHITECTS**

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80203.1216  
303.831.4010


.....  
A Project For

**MILLER**  
**WEINGARTEN**

**MILLER WEINGARTEN  
REALTY, LLC**  
12 INVERNESS DRIVE EAST, SUITE 200  
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**Phase II  
(LEBANC)**

**Consultant**



**CONSULTANTS**

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<b>4th Submittal: 04.05.20</b>	
3rd Submittal	9-28-
2nd Submittal	8-20-
Project Number	0101
Drawn By	
Checked By	
Scale	1" = 3'
Date	July 11, 20
<b>Submittal Date 7-11-0</b>	

Sheet Title  
**Ellsworth Ave.  
Grading Plan**  
**C2.6**  
Sheet Number

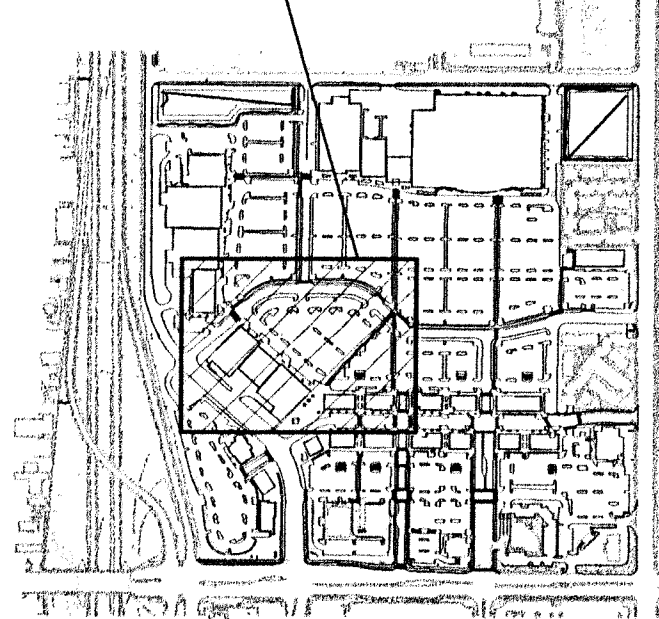
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**AURORA TOWN CENTER PH. 2001-6045-00**



13.088K

SHT C3.1 AREA



KEY PLAN - AURORA TOWN CENTER

MATCHLINE - SEE SHT C3.2

LOT 2

SM-3  
5.6K

MAJOR-G  
30.1K

MAJOR-H  
25K

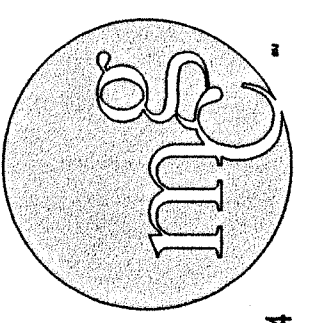
R-1  
6.7K

V-3  
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V-5  
6,725sf

V-4  
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V-6  
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mcg  
PADOVA  
IRVINE  
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NEW YORK  
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CLEVELAND  
SAN DIEGO  
DENVER

Design Architect

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ARCHITECTS  
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Fax 619.594.1411

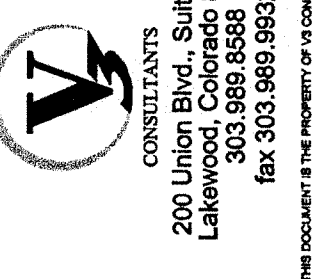
A Project For

MILLER  
WEINGARTEN

MILLER WEINGARTEN  
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2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80155  
Phone 303.798.8300  
Fax 303.798.6361

SITE PLAN SUBMITTAL  
AURORA TOWN CENTER  
Phase II  
(LEBANC)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant



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4th Submittal: 04.05.02  
3rd Submittal: 9-28-01  
2nd Submittal: 8-20-01  
Project Number: 01007  
Drawn By: dh  
Checked By: mc  
Scale: 1" = 30'  
Date: July 11, 2001  
Submittal Date: 7-11-01

Sheet Title  
Utility Plan

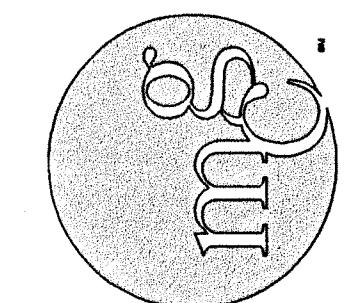
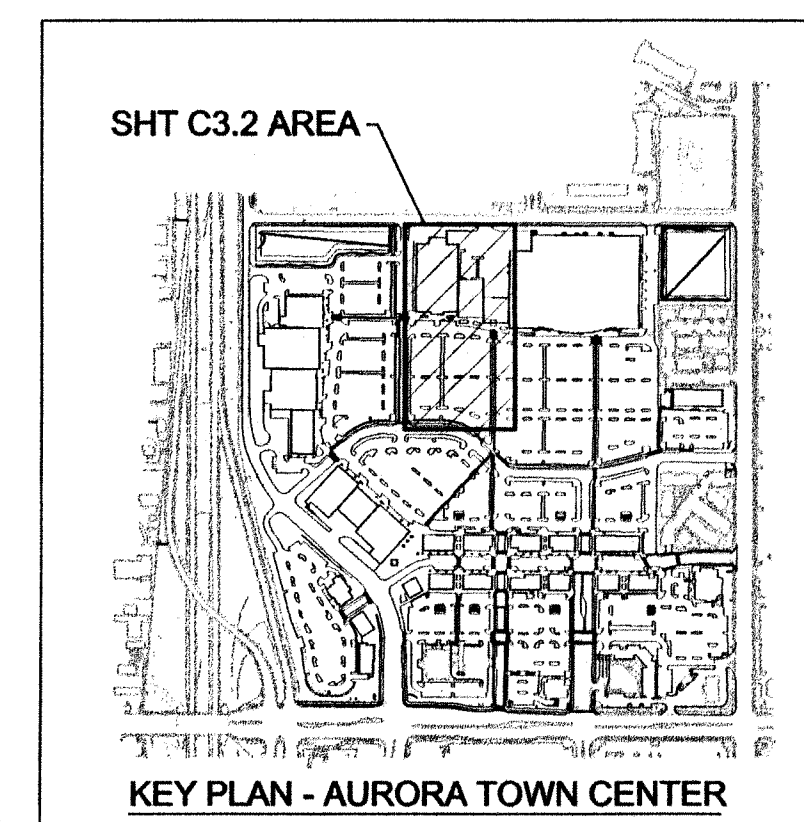
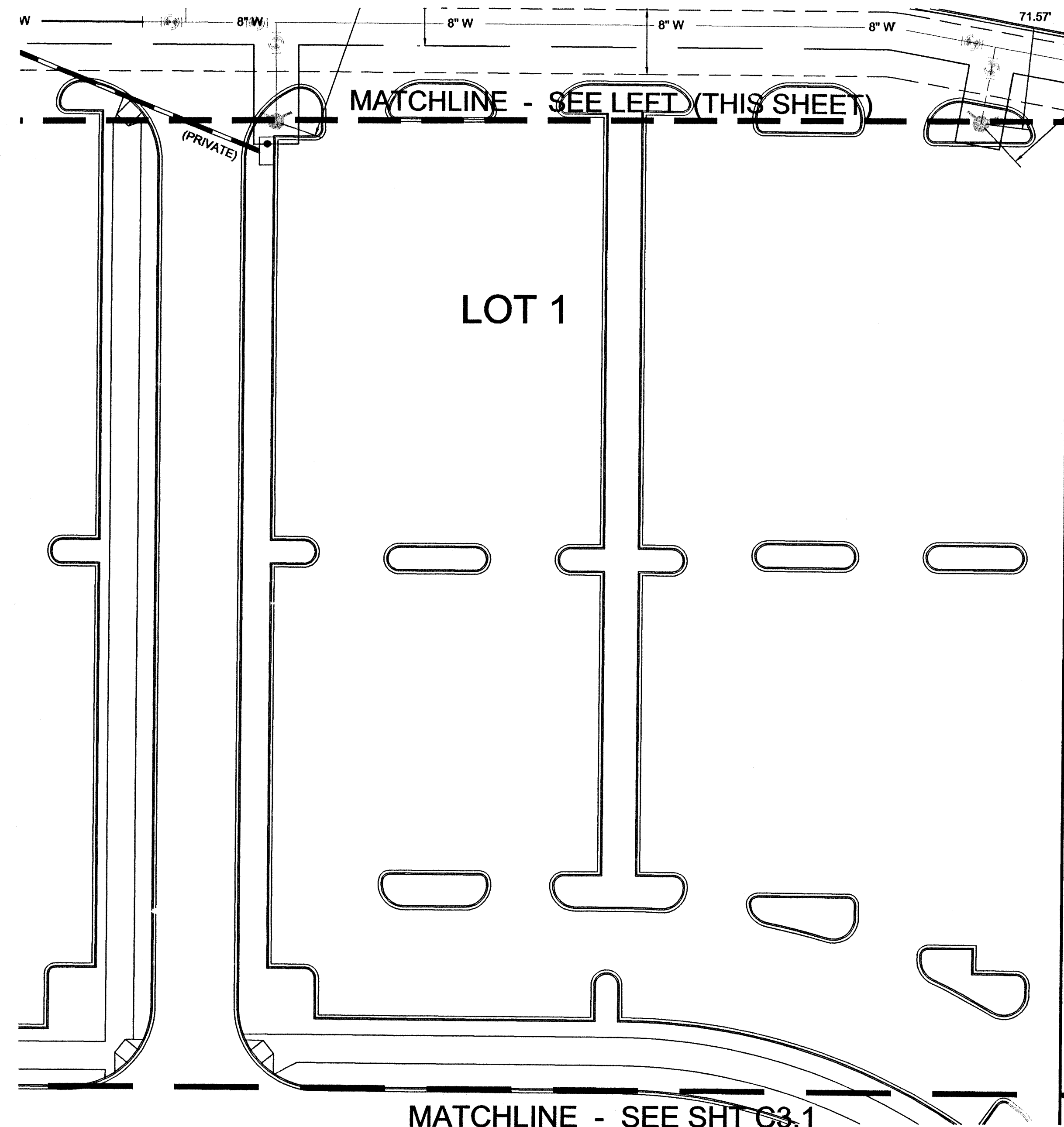
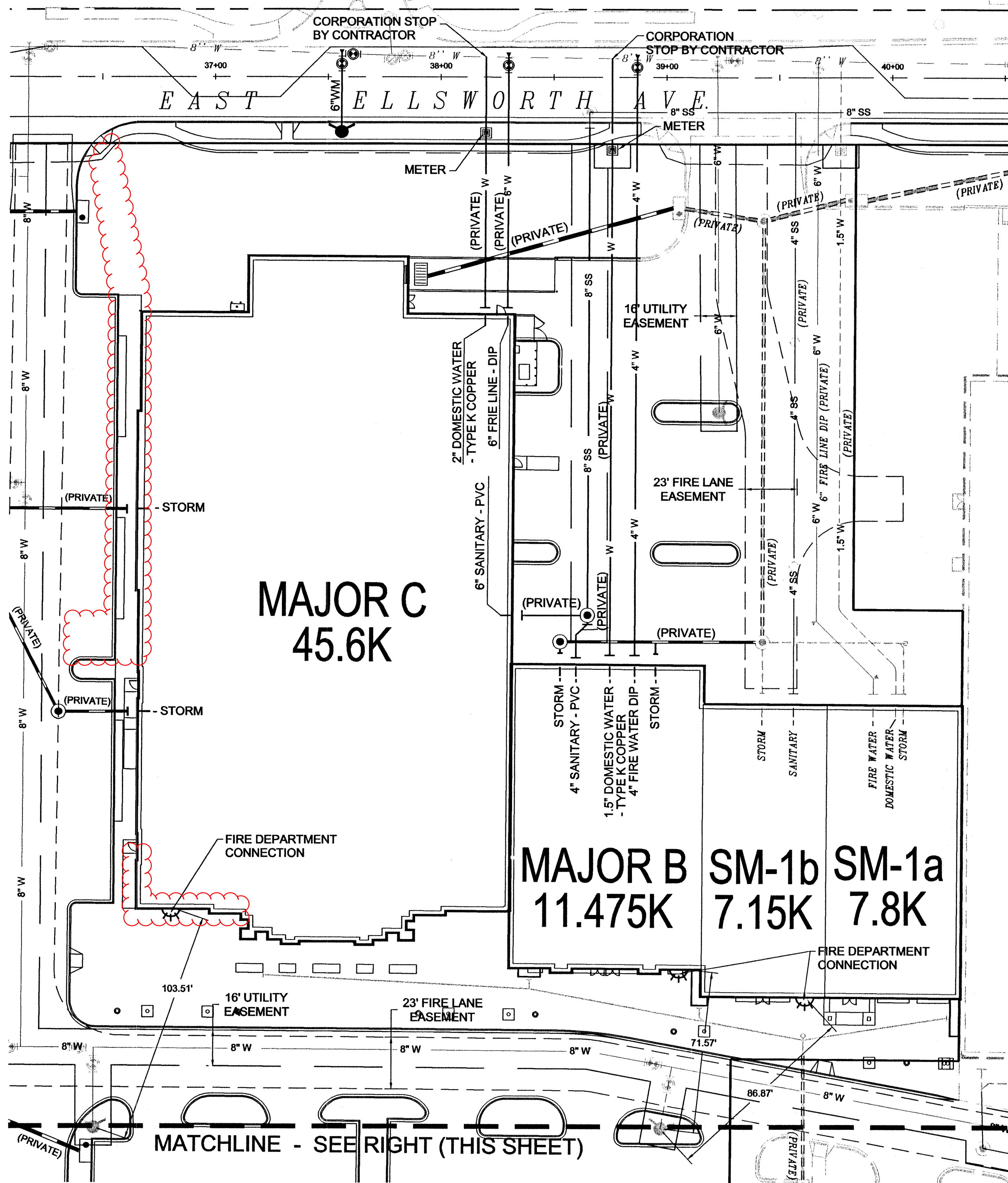
C3.1

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Real Estate, Hospitality, Office

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Design Architect

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DENVER, COLORADO  
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SITE PLAN SUBMITTAL  
AURORA TOWN CENTER  
Phase II  
(LEBANC)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

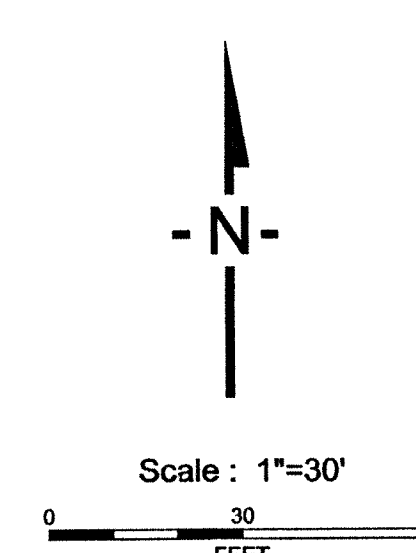
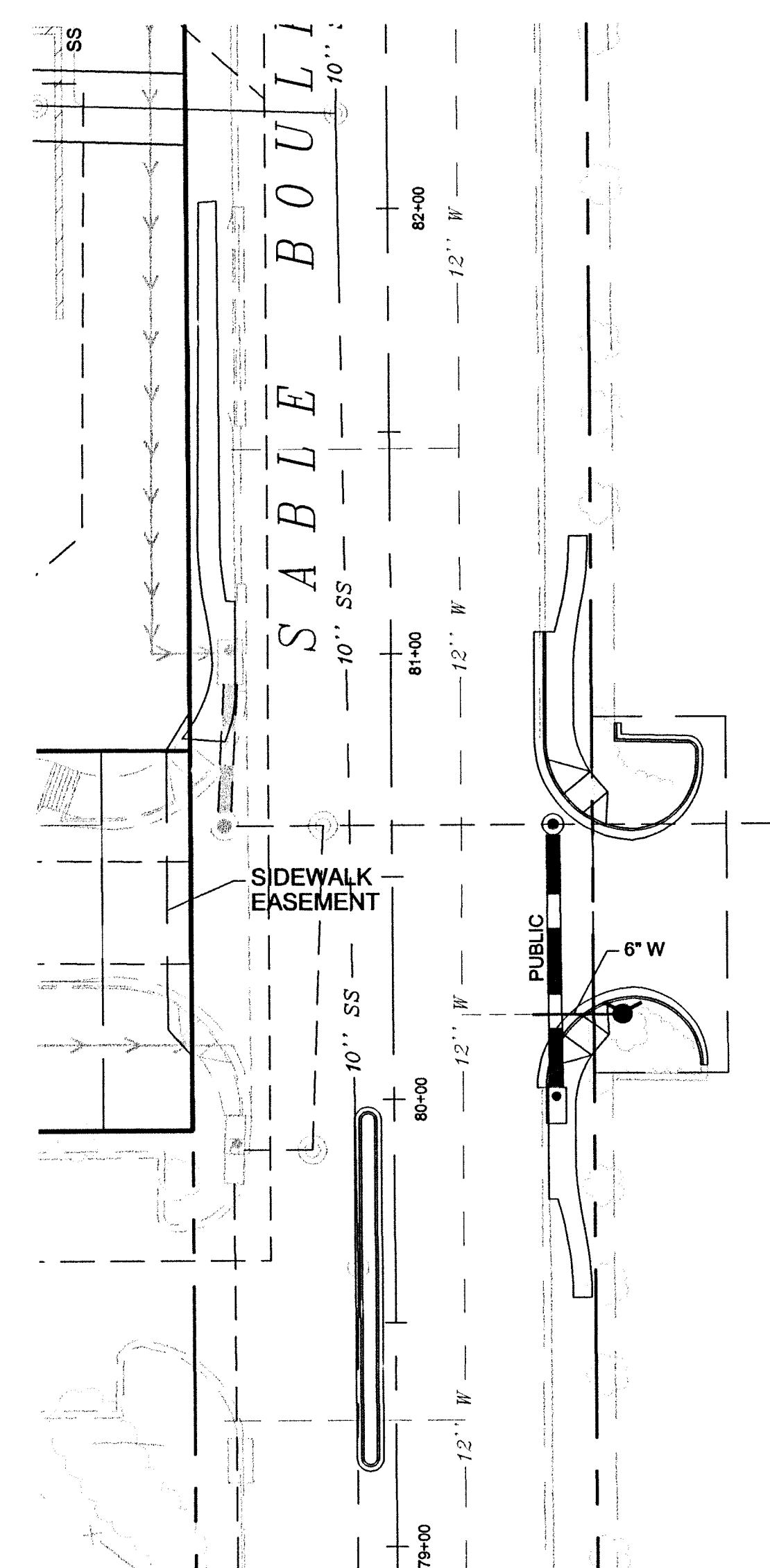
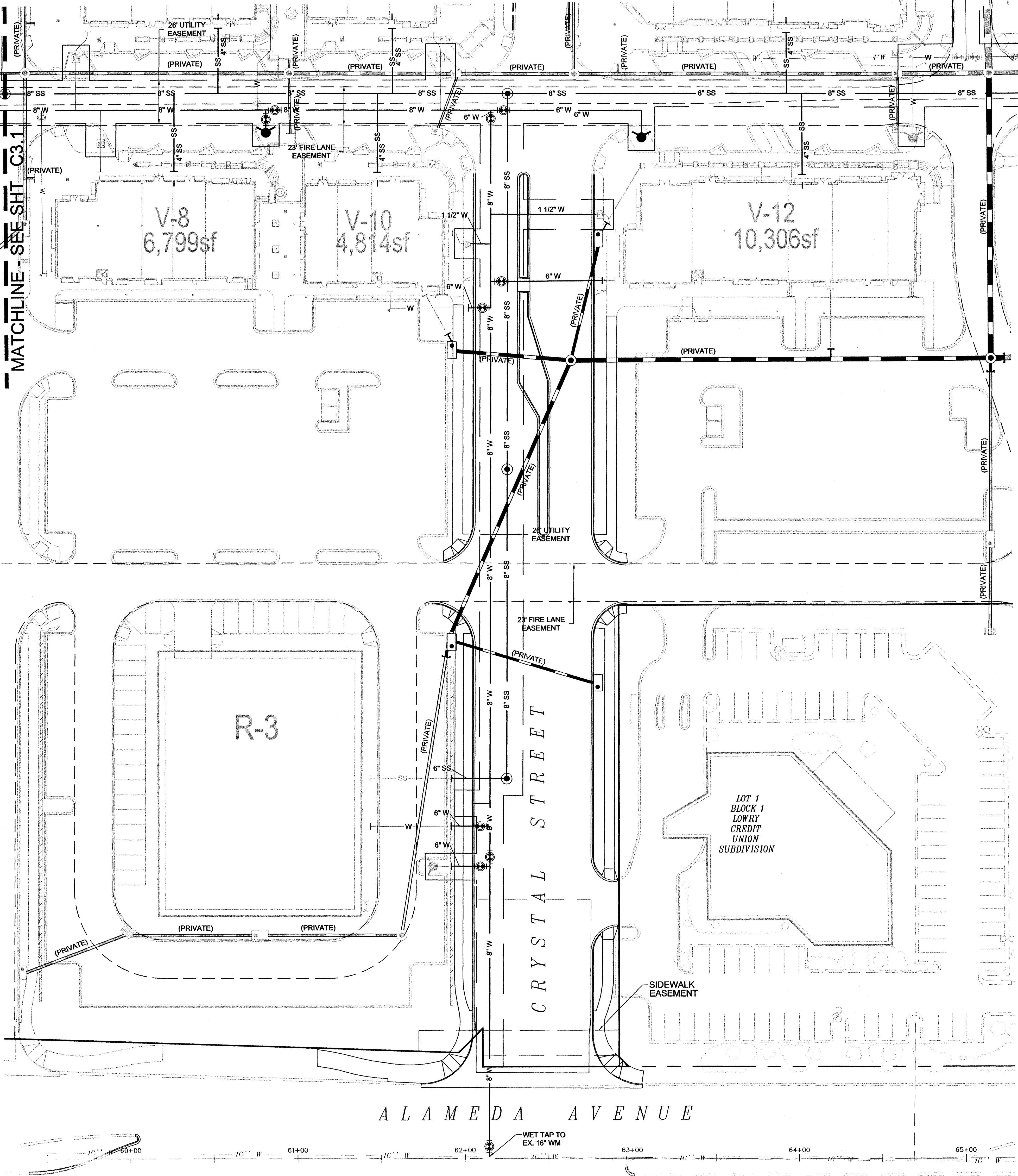
Consultant

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4th Submittal: 04.05.01  
3rd SUBMITTAL 9-28-01  
2nd SUBMITTAL 8-20-01  
Project Number 01001  
Drawn By dl  
Checked By m  
Scale 1" = 30'  
Date July 11, 2001  
Submittal Date 7-11-01

Sheet Title  
Utility Plan  
C3.2  
Sheet Number





meg architecture  
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A Project For

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SITE PLAN SUBMITTAL  
AURORA TOWN CENTER  
Phase II  
(LEBANC)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

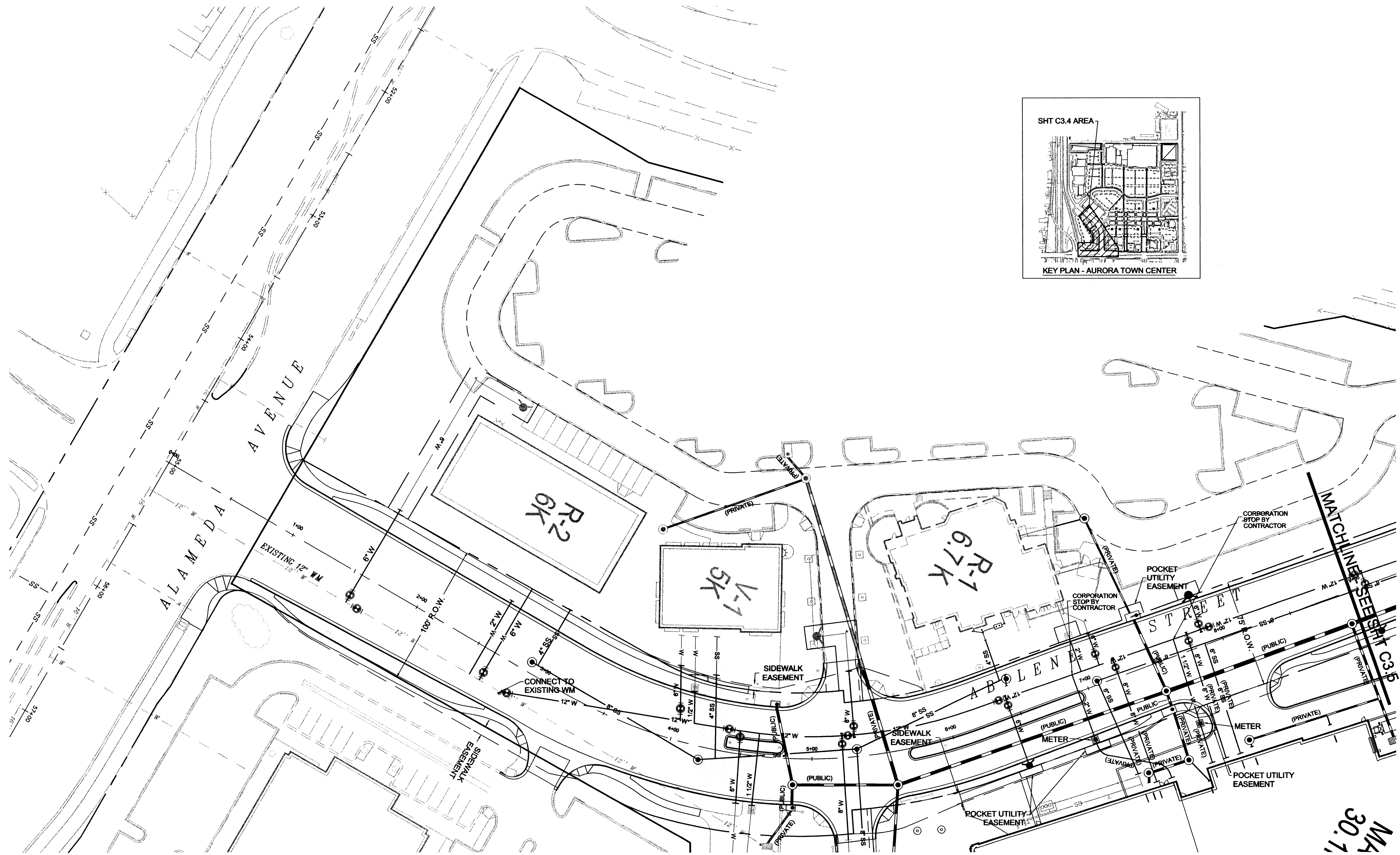
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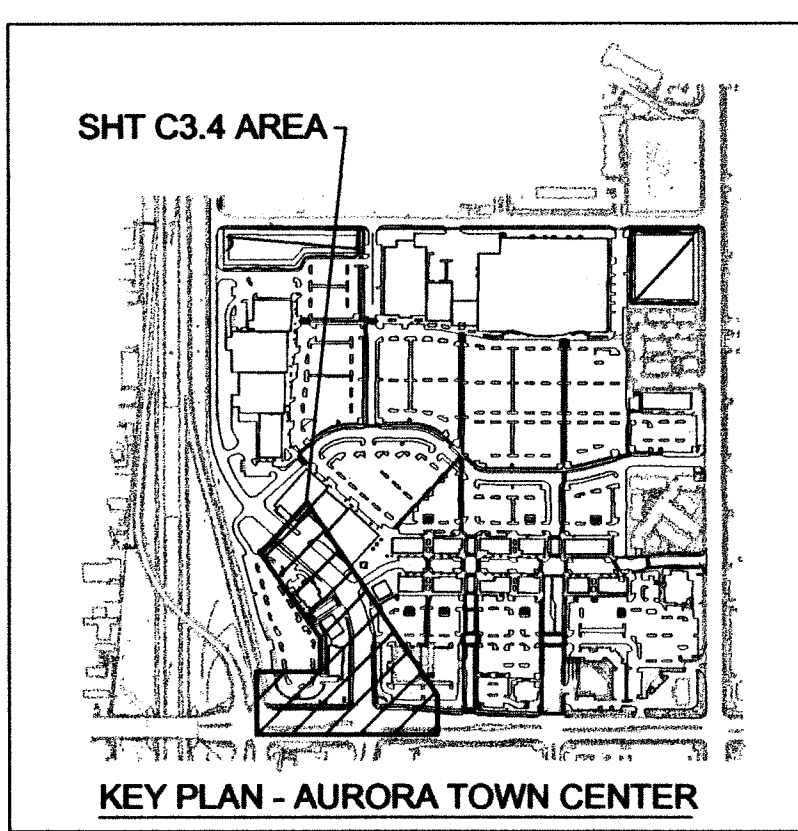
4th Submittal: 04.05.01  
3rd SUBMITTAL 9-28-01  
2nd SUBMITTAL 8-20-01  
Project Number 01007  
Drawn By dh  
Checked By mc  
Scale 1" = 30'  
Date April 4, 2001  
Submittal Date 4-4-01

Sheet Title  
Utility Plan  
C3.3  
Sheet Number





ABILENE STREET PLAN  
SCALE - 1" = 30'



MA  
30.1

**meg**  
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Design Architect  
**DAVID OWEN TRYBA**  
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AURORA, COLORADO

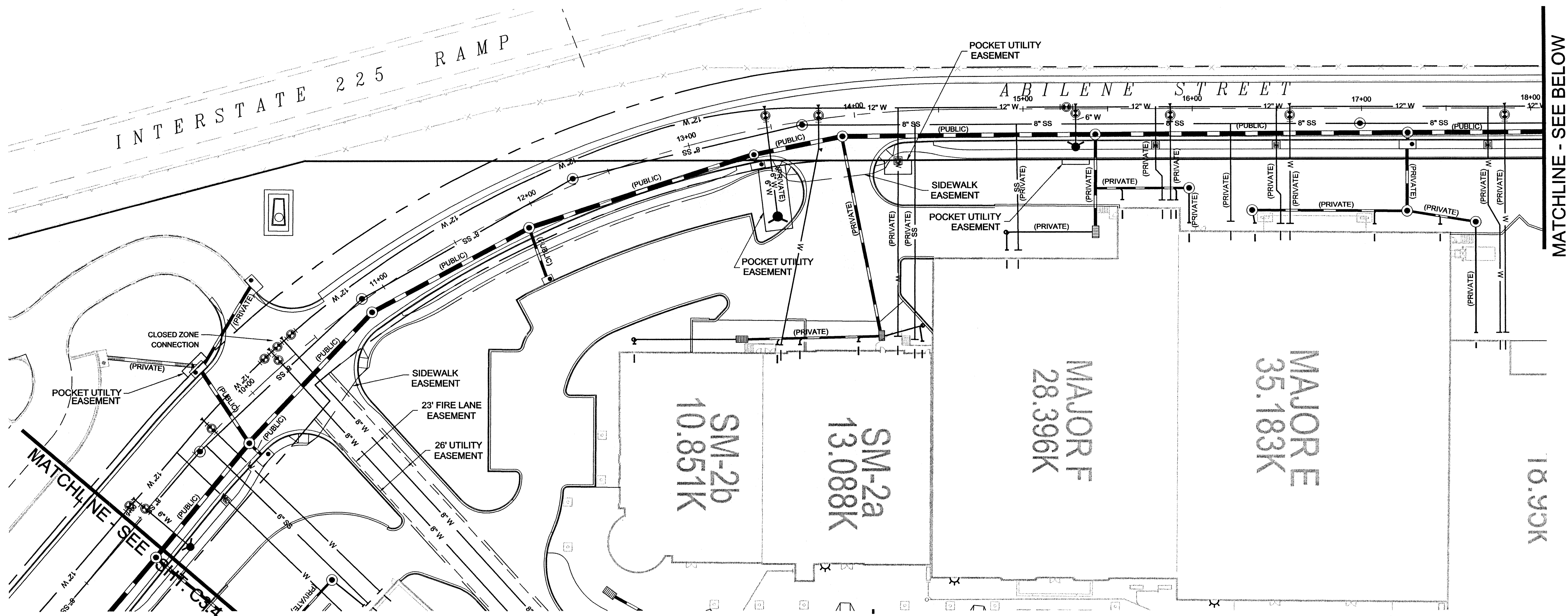
SITE PLAN SUBMITTAL  
AURORA TOWN CENTER  
**Phase II**  
**(LEBANC)**  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant  
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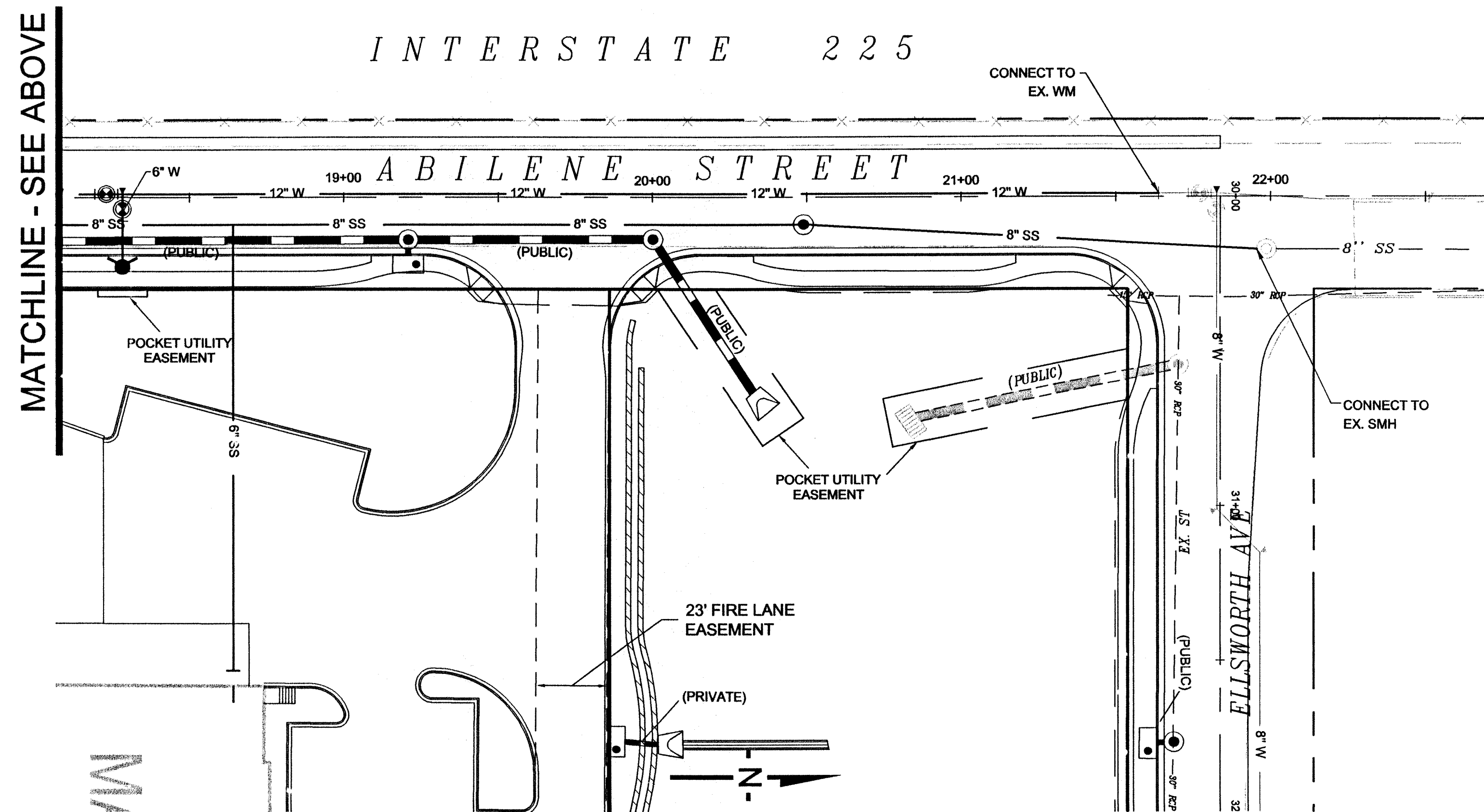
4th Submittal: 04.05.01  
3rd SUBMITTAL 9-28-01  
2nd SUBMITTAL 8-20-01  
Project Number 01007  
Drawn By dh  
Checked By mc  
Scale 1" = 30'  
Date June 22, 2001

Sheet Title  
**Abilene Street**  
**Utility Plan**  
**C3.4**  
Sheet Number

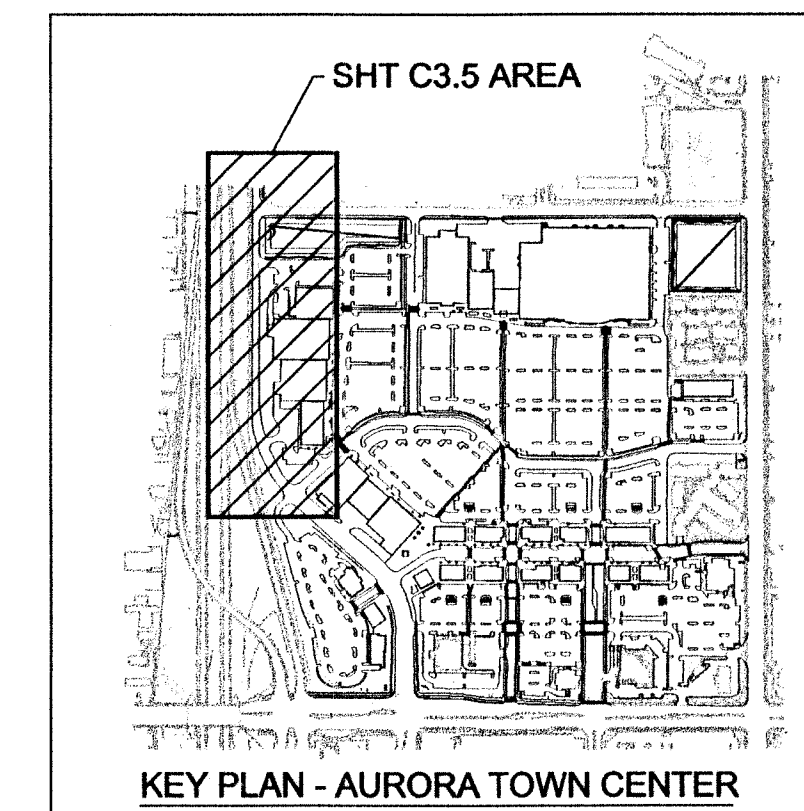




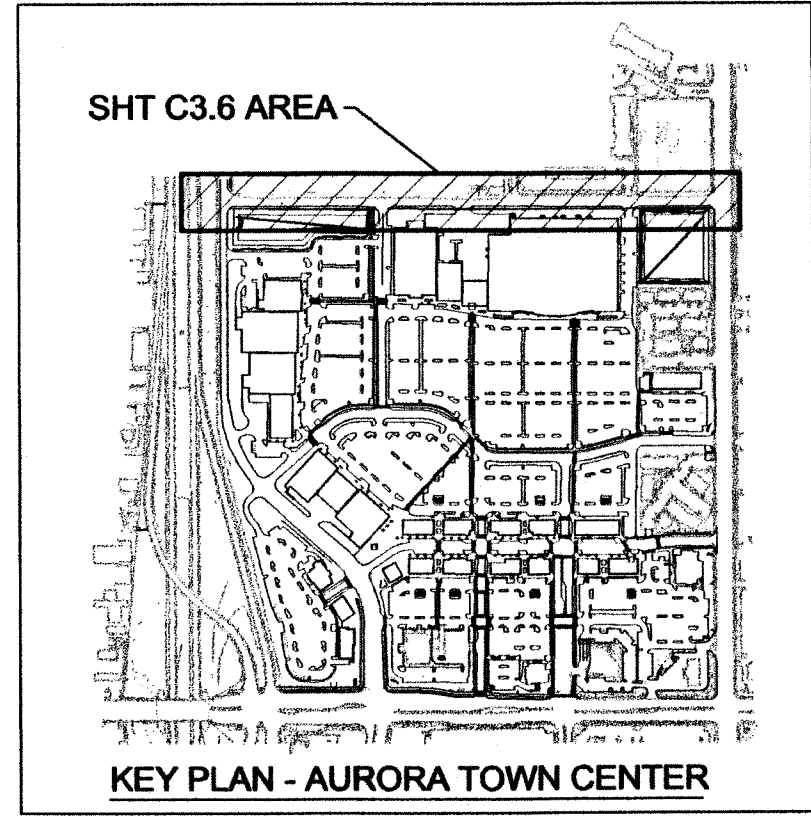
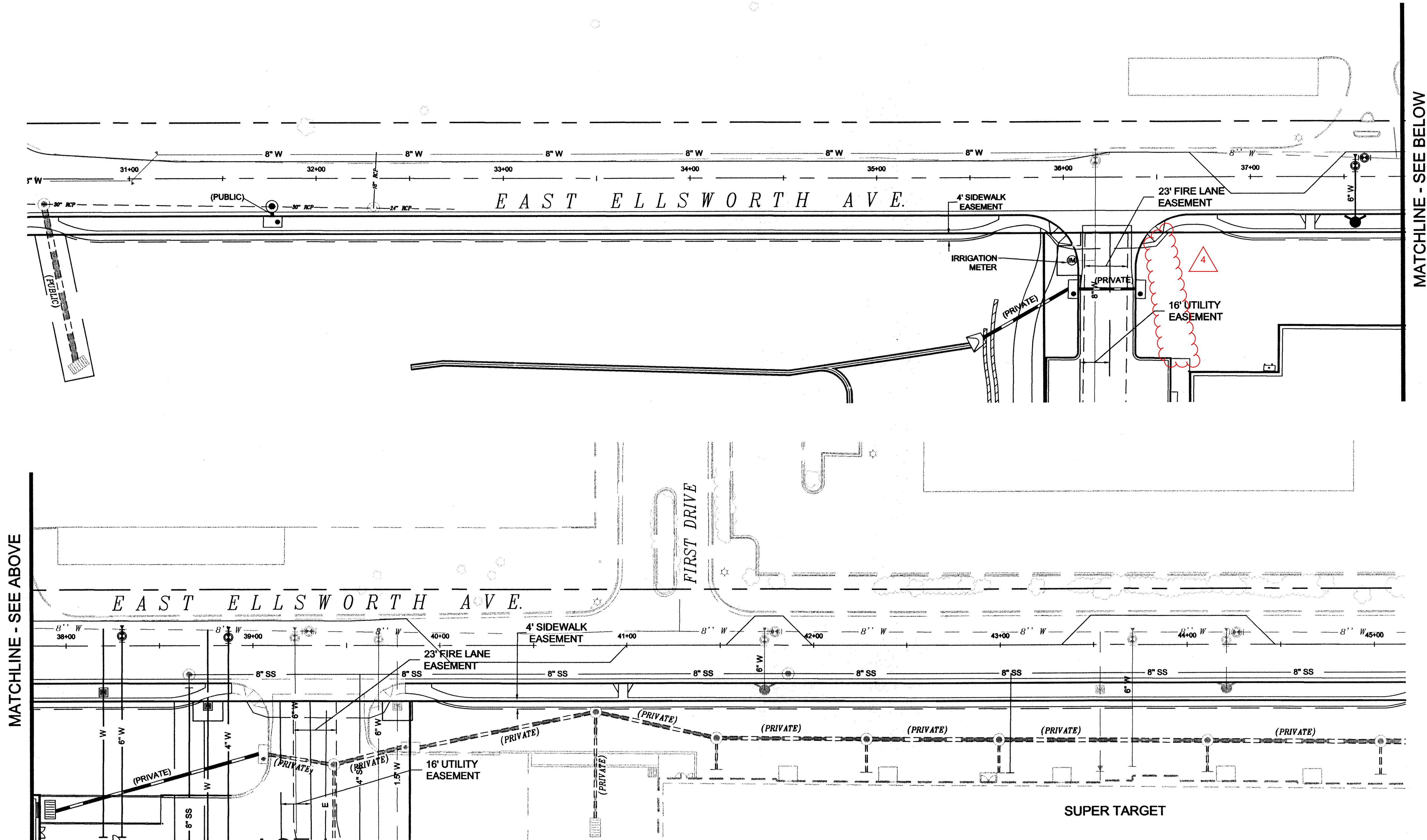
ABILENE STREET PLAN  
SCALE - 1" = 30'



ABILENE STREET PLAN  
SCALE - 1" = 30'







**m2**  
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A Project For  
**MILLER WEINGARTEN**  
 REALTY, LLC  
 2 INVERNESS DRIVE EAST, SUITE 200  
 ENGLEWOOD, COLORADO 80155  
 Phone: 303.739.6300  
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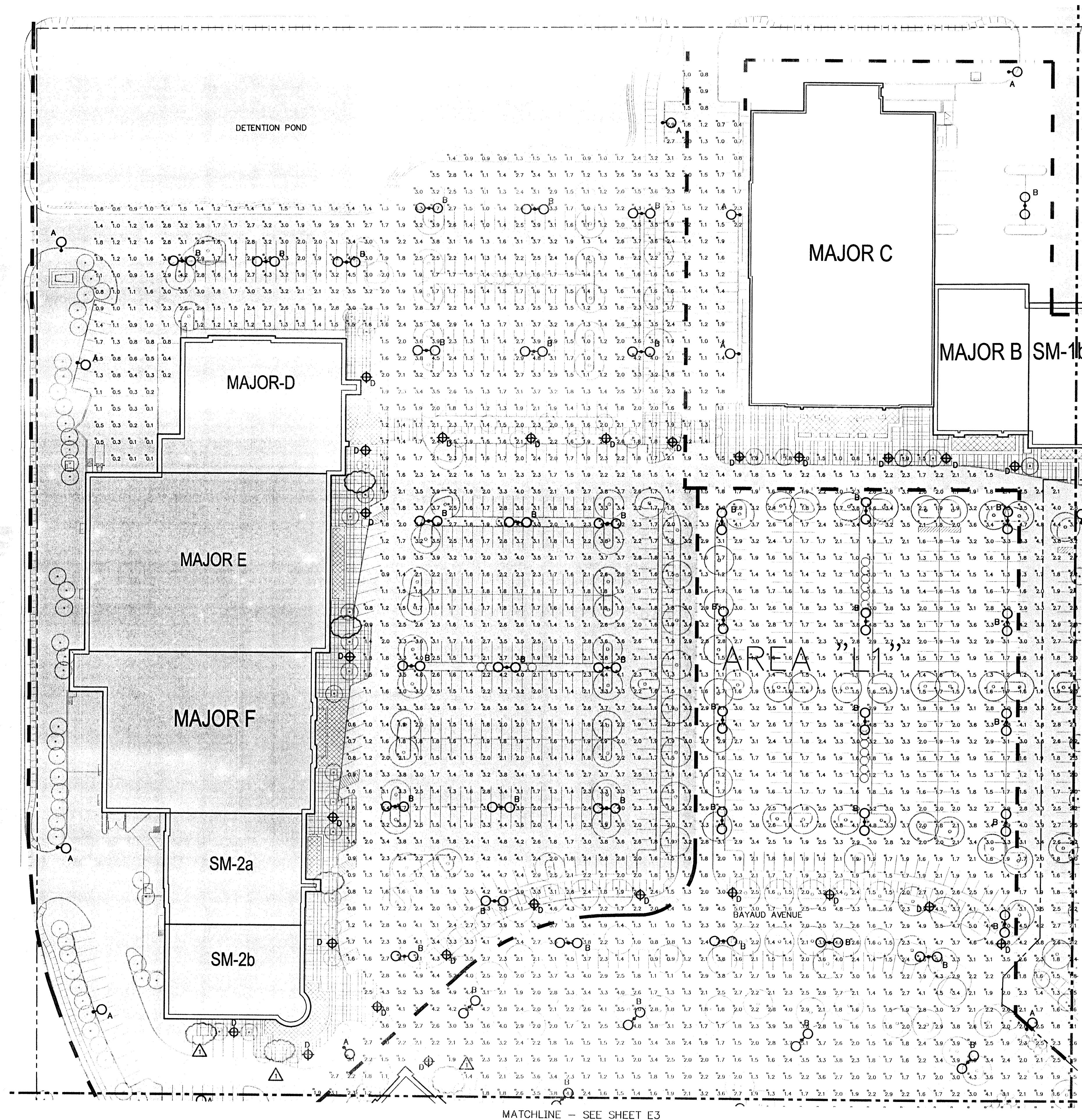
SITE PLAN SUBMITTAL  
 AURORA TOWN CENTER  
**Phase II**  
**(LEBANC)**  
 ALAMEDA AVENUE & SABLE STREET  
 AURORA, CO 80011

Consultant  
**V**  
 CONSULTANTS  
 200 Union Blvd., Suite 200  
 Lakewood, Colorado 80226  
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 Fax: 303.968.3802  
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**4th Submittal: 04.05.01**  
 3rd SUBMITTAL 9-28-01  
 2nd SUBMITTAL 8-20-01  
 Project Number 01007  
 Drawn By dh  
 Checked By mc  
 Scale 1" = 30'  
 Date July 11, 2001  
 Submittal Date 7-11-01

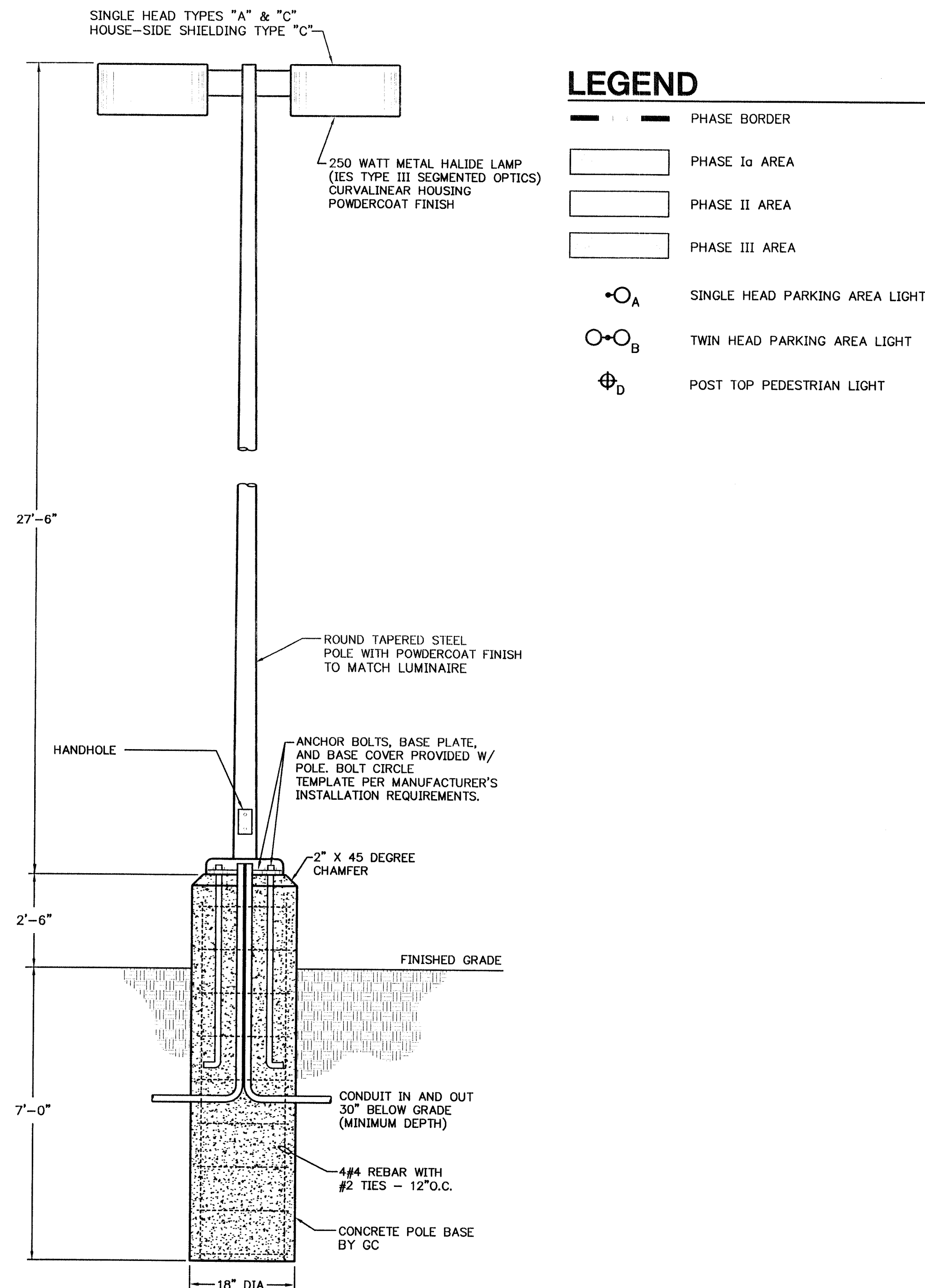
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**Utility Plan**  
**C3.6**  
 Sheet Number





## LIGHTING & PHOTOMETRIC PLAN

SCALE: 1"=50'-0"




### FIXTURES "A", "B", & "C" DETAIL

NOT TO SCALE

LIGHTING CALCULATION RESULTS					
Area Designation	Avg	Max	Min	Avg/Min	Max/Min
L4	1.86	4.0	0.5	3.72	8
T2	2.14	3.0	0.8	2.68	3.75
L6	1.4	3.8	0.2	7	19
L2	1.91	4.5	0.6	3.18	7.5
T1	2.78	5.0	1.1	2.53	4.91
L1	1.89	5.0	0.0	0	0
L3	2.08	4.6	0.4	5.2	11.5
L5	1.68	4.0	0.4	4.2	10
L7	0.86	3.4	0.0	0	0

NOTE: ALL VALUES ARE IN FOOTCANDLES (fc) EXCEPT AVERAGE TO MINIMUM AND MAXIMUM TO MINIMUM, WHICH ARE RATIOS.

Design Architect 

DAVID OWEN TRYON

## A Project For

MILLER

**MILLER WEINGARTEN  
REALTY, LLC**

**Project Name:**

**SITE PLAN SUBMITTAL - - LOT 2  
AURORA TOWN CENTER**

# Phase II (LEBANC)

**ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO**

Revision Date:

**Revision 08/09/02**  
**5th Submittal: 01/25/02**  
**4th Submittal: 08/15/01**  
**3a Submittal: 07/05/01**  
**3rd Submittal: 06/19/01**  
**2nd Submittal: 05/22/01**

Project Number: 00427.01

Drawn By: TAN

Checked By: TAM/BKE

Scale: As Shown

**Submittal Date: 08/09/02**

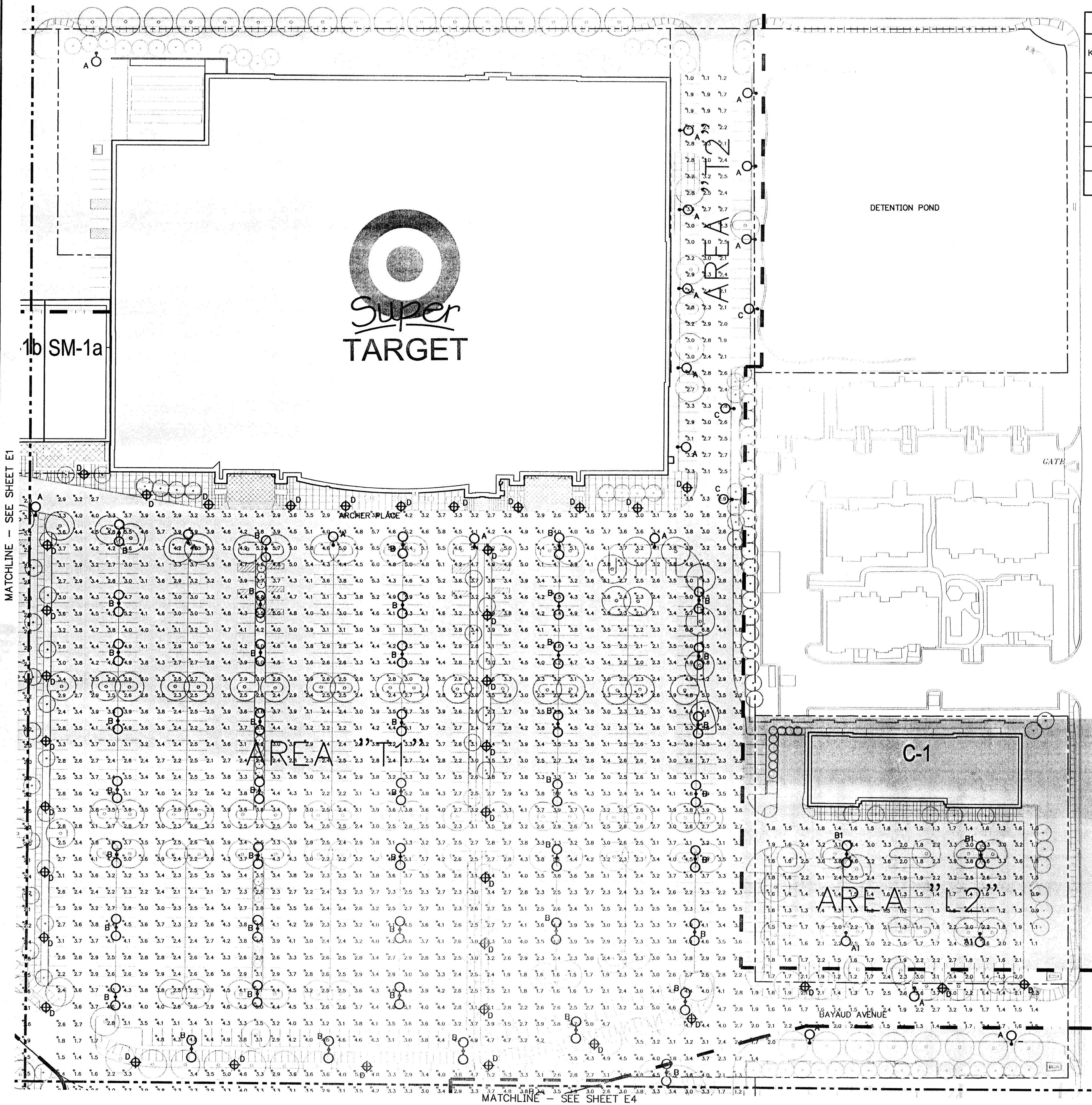
Sheet Title

## LIGHTING PLAN

E-1

OF 4





DETENTION POND

GATE

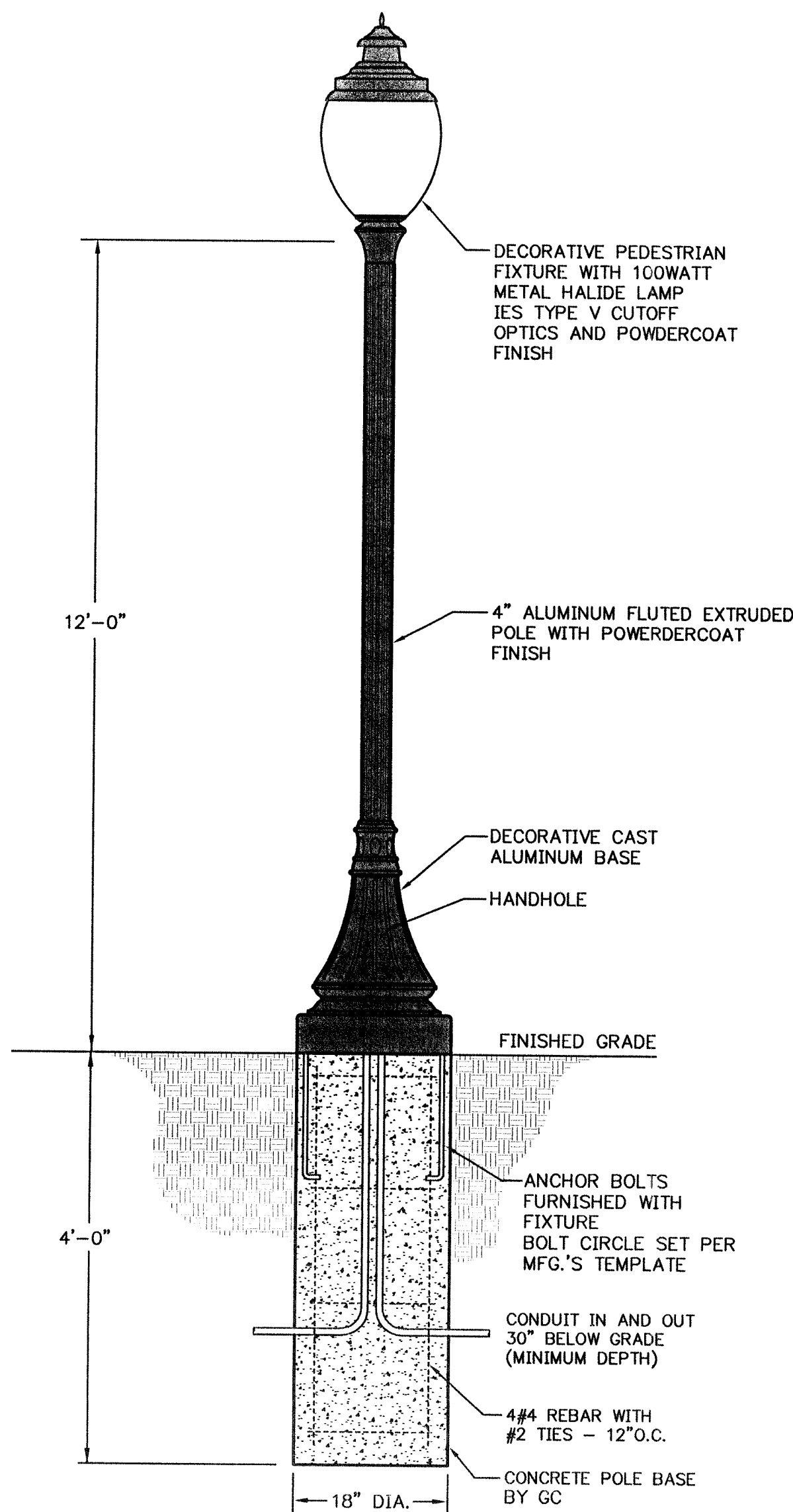
MATCHLINE - SEE SHEET E4

# LIGHTING & PHOTOMETRIC PLAN

SCALE: 1"=50'-0"

## LIGHTING FIXTURE SCHEDULE

KEY	LAMPS		DESCRIPTION OF LUMINAIRE	FINISH	MOUNTING DATA			LUMINAIRE SPECIFICATIONS		
	#	CODE			METHOD	RECESS DEPTH	CEILING TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS
A	1	MH250	CURVILINEAR CUTOFF AREA LIGHT WITH SEGMENTED TYPE III OPTICS	BLACK	POLE (SEE DETAIL)	----	----	GARCO	CA-22-1-3-250MH-480-BLP POLE: 07TRS-30-11-BLP	480
B	2	MH250	SAME AS TYPE "A" EXCEPT TWIN HEAD	BLACK	POLE (SEE DETAIL)	----	----	GARCO	CA-22-2-3-250MH-480-BLP POLE: 07TRS-30-11	480
C	1	MH250	SAME AS TYPE "A" EXCEPT WITH HOUSE SIDE SHIELD	BLACK	POLE (SEE DETAIL)	----	----	GARCO	CA-22-1-3-250MH-480-BLP-HS POLE: 07TRS-30-11	480
D	1	MH100	DECORATIVE PERIOD STYLE PEDESTRIAN FIXTURE WITH CUTOFF OPTICS	BLACK	POLE (SEE DETAIL)	----	----	LUMEC	100MH-L50-PCFC-SE-SFO1-RA41-12-SC-BAD24	277
E	1	MH175	DECORATIVE TRADITIONAL AREA LIGHT WITH IES TYPE II CUTOFF OPTICS	BLACK	POLE (SEE DETAIL)	----	----	LUMEC	175MH-DM550-SG2-277-MM1A-P104SD-20-BK-SL	277



## FIXTURE "D" DETAIL

NOT TO SCALE

## SITE PLAN SUBMITTAL - LOT 2 AURORA TOWN CENTER

## Phase II (LEBANC)

ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Revision Date:

Revision 08/09/02  
5th Submittal: 01/25/02  
4th Submittal: 08/15/01  
3a Submittal: 07/05/01  
3rd Submittal: 06/19/01  
2nd Submittal: 05/22/01

Project Number: 00427.01

Drawn By: TAH

Checked By: TAH/RKH

Scale: As Shown

Submittal Date: 08/09/02

Sheet Title

LIGHTING PLAN

E-2

OF 4



PROFESSIONAL  
LANDSCAPE ARCHITECT  
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1000 LEXINGTON AVENUE  
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PHONE: 212-512-2000  
FAX: 212-512-2001

A Project For

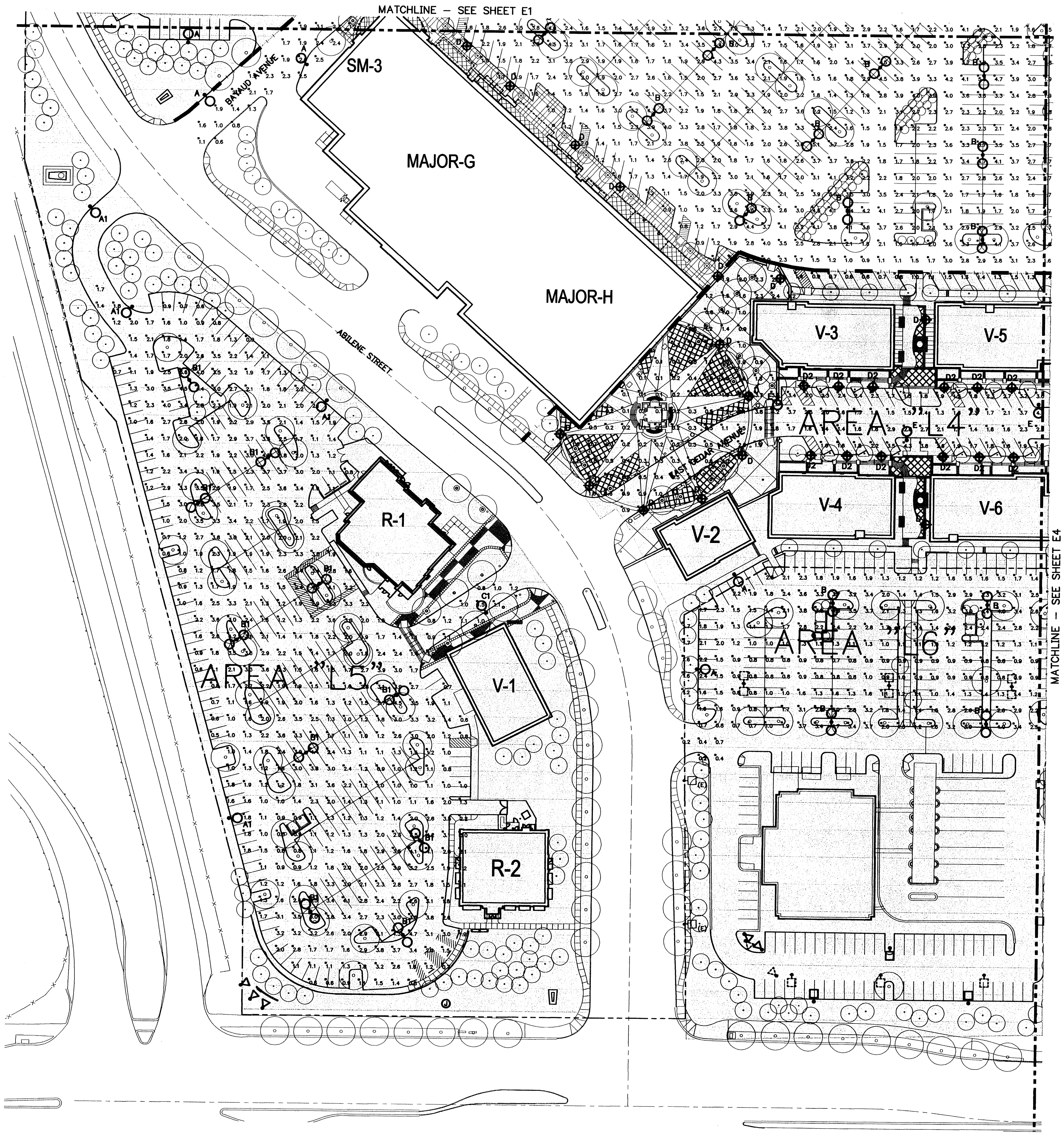
MILLER  
WEINGARTEN

MILLER WEINGARTEN  
REALTY, LLC  
2 INDEPENDENCE DRIVE, SUITE 200  
ENGLEWOOD, CO 80155  
PHONE: 303.799.6300  
FAX: 303.799.6301

Project Name:



P:\MGS\Aurora\ACC New Master Plan.dwg, 02/14/2003 04:32:53

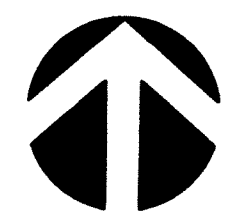
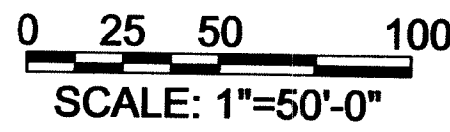


1 LIGHTING & PHOTOMETRIC PLAN

SCALE: 1"=50'-0"

LEGEND

- PHASE BORDER
- PHASE Ia AREA
- PHASE II AREA
- PHASE III AREA
- SINGLE HEAD PARKING AREA LIGHT
- TWIN HEAD PARKING AREA LIGHT
- POST TOP PEDESTRIAN LIGHT



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**mg**  
McGraw-Hill Construction Information Group  
1221 Avenue of the Americas  
New York, NY 10020-1398  
Tel: 212 512 2000  
Fax: 212 512 2001  
E-mail: mcg@mcgraw-hill.com  
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**Design Architect**  
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**A Project For**  
**MILLER WEINGARTEN**  
**REALTY, LLC**  
2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80112-3055  
Phone: 303.766.8300  
Fax: 303.766.8381

**SITE PLAN SUBMITTAL - LOT 1**  
**AURORA TOWN CENTER**  
**Phase II**  
**(LEBANC)**  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

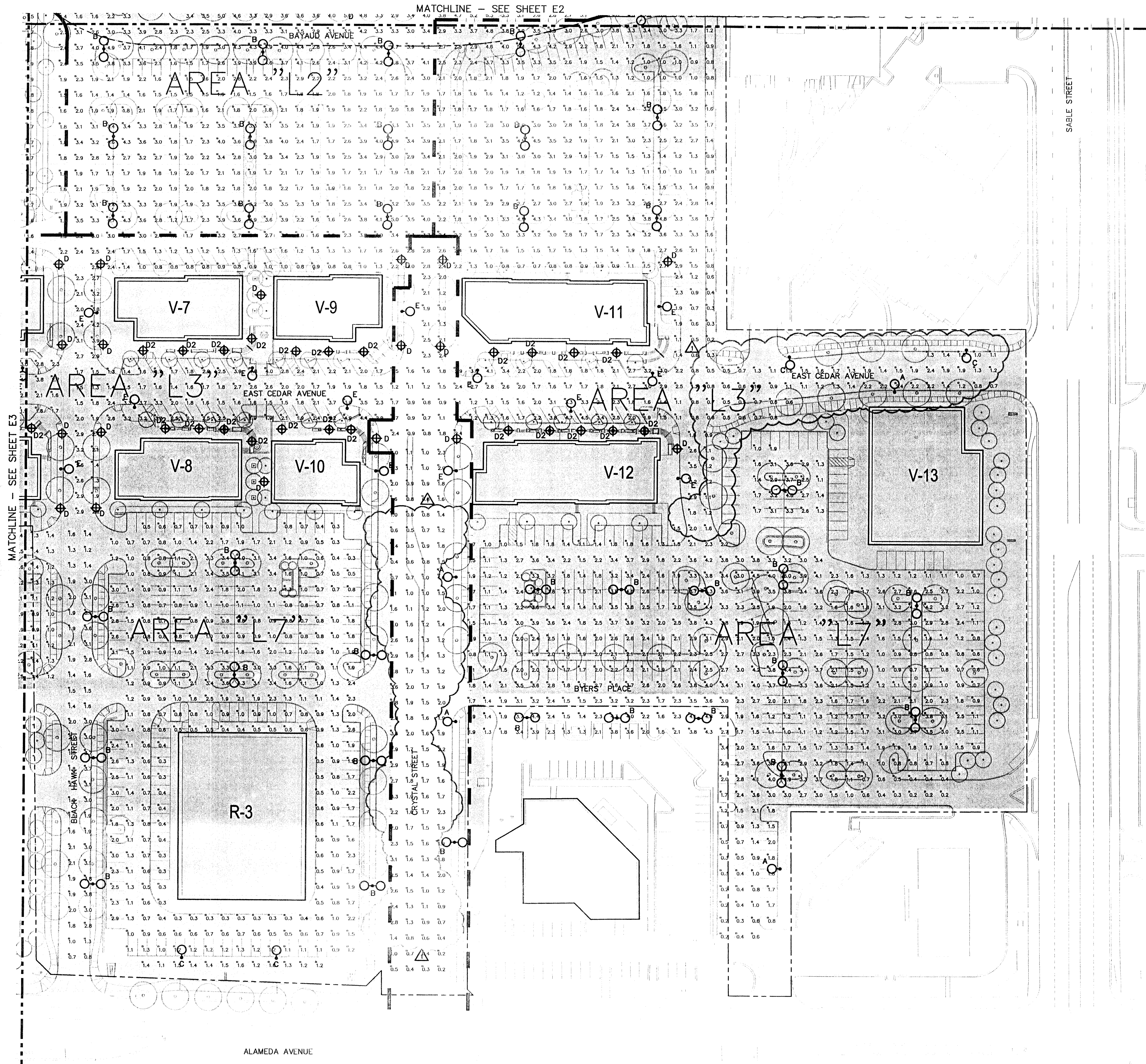
**Consultant**  
**ROOS**  
ENGINEERING  
5595 S. HELENA ST.  
CENTENNIAL, CO 80015  
PH: (303) 400-1600  
FAX: (303) 400-1590  
EMAIL: RROOS@ATTN.COM

4th Submittal	08.15.01
5th Submittal	10.16.02
Revision	08.09.02
Mylar Submittal	02.18.03

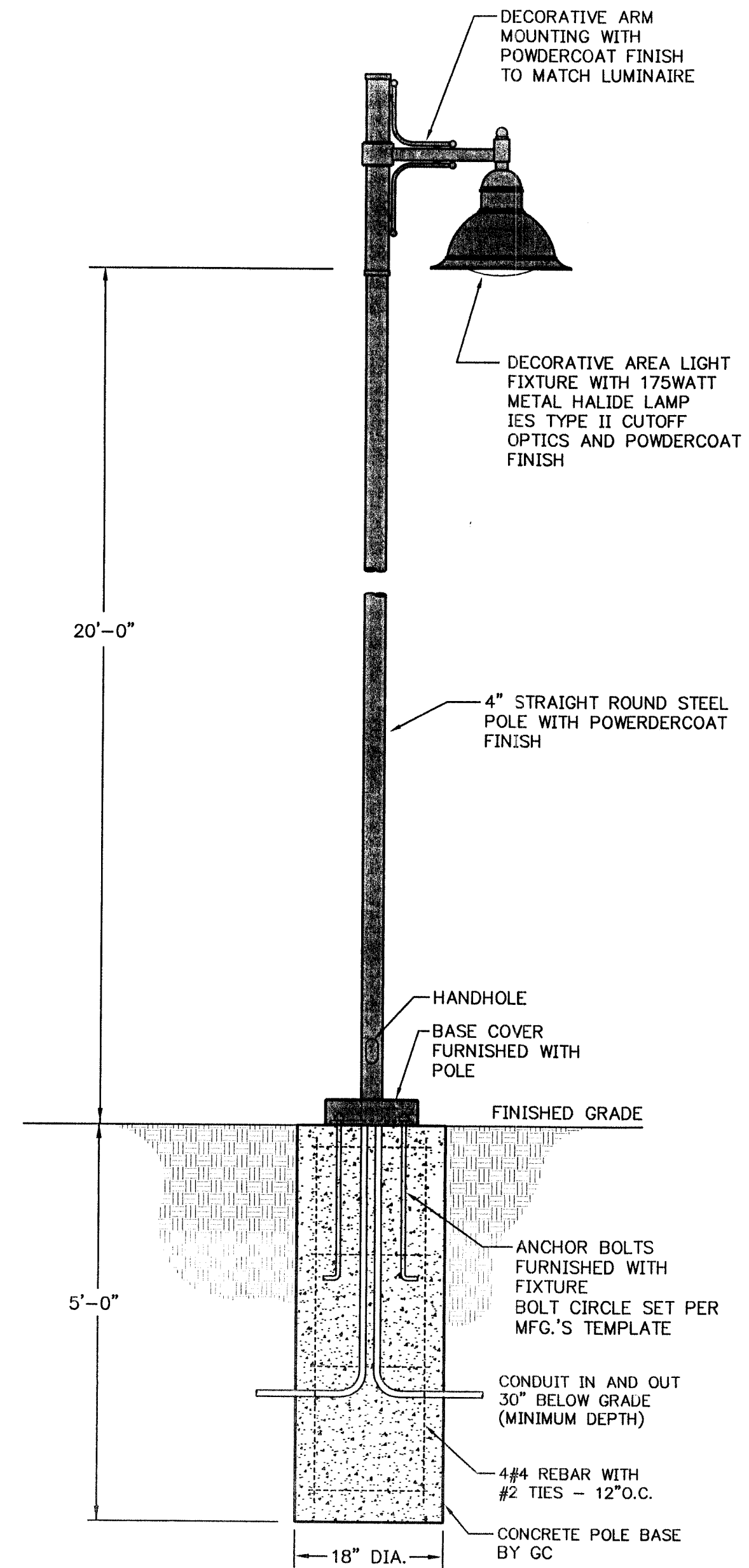
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Drawn By	TAH
Checked By	TAH/RKR
Scale	As Shown
Date	10/16/02
Submittal Date:	01.31.03

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**E-3**  
OF 4  
Sheet Number

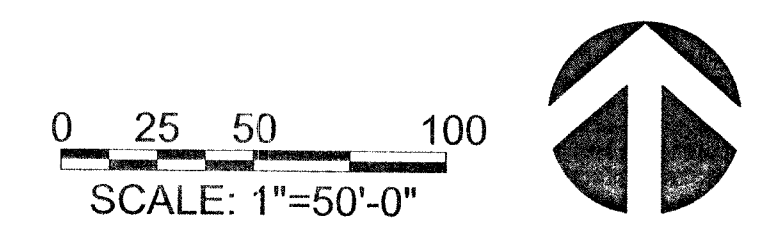




1 LIGHTING & PHOTOMETRIC PLAN  
SCALE: 1"=50'-0"



2 FIXTURE "E" DETAIL  
NOT TO SCALE



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5300 DTC Parkway, Suite 450  
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ENGLEWOOD, CO 80155  
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Project Name:

SITE PLAN SUBMITTAL - LOT 2  
AURORA TOWN CENTER  
Phase II  
(LEBANC)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Revision Date:  
Revision 08/09/02  
5th Submittal: 01/25/02  
4th Submittal: 08/15/01  
3a Submittal: 07/05/01  
3rd Submittal: 06/19/01  
2nd Submittal: 05/22/01

Project Number: 00427.01  
Drawn By: TAI  
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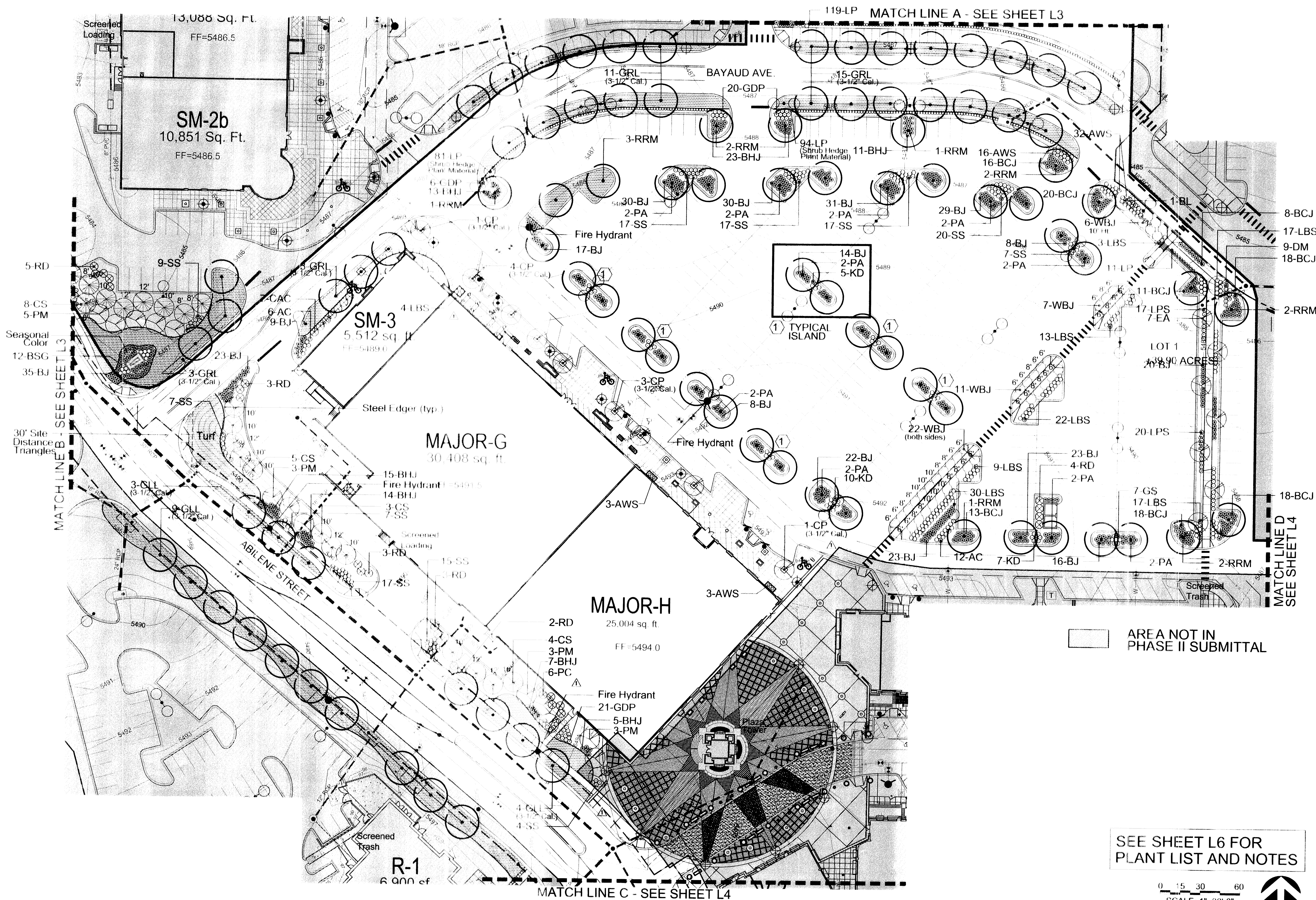
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Sheet Title  
LIGHTING PLAN  
E-4  
OF 4

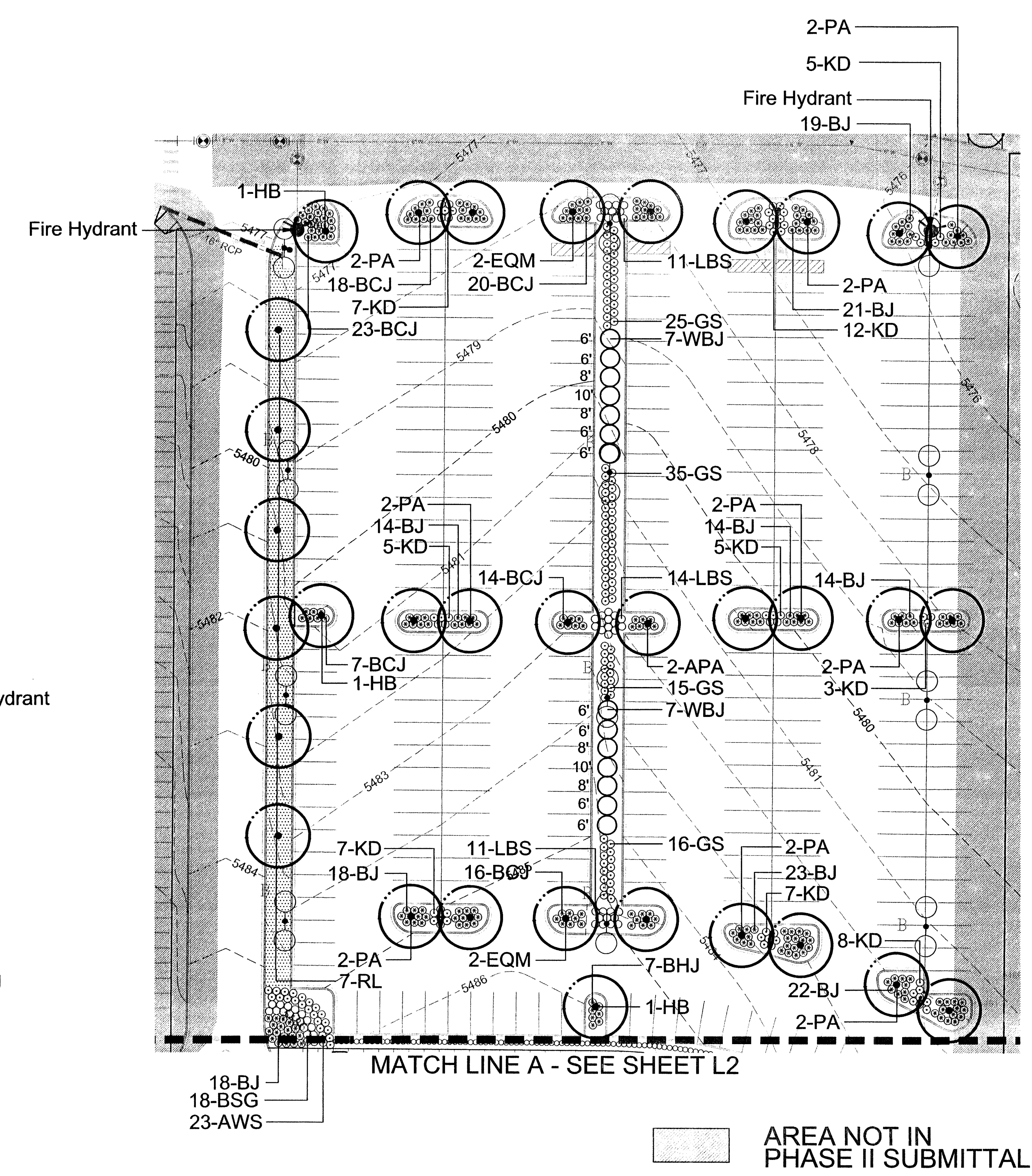
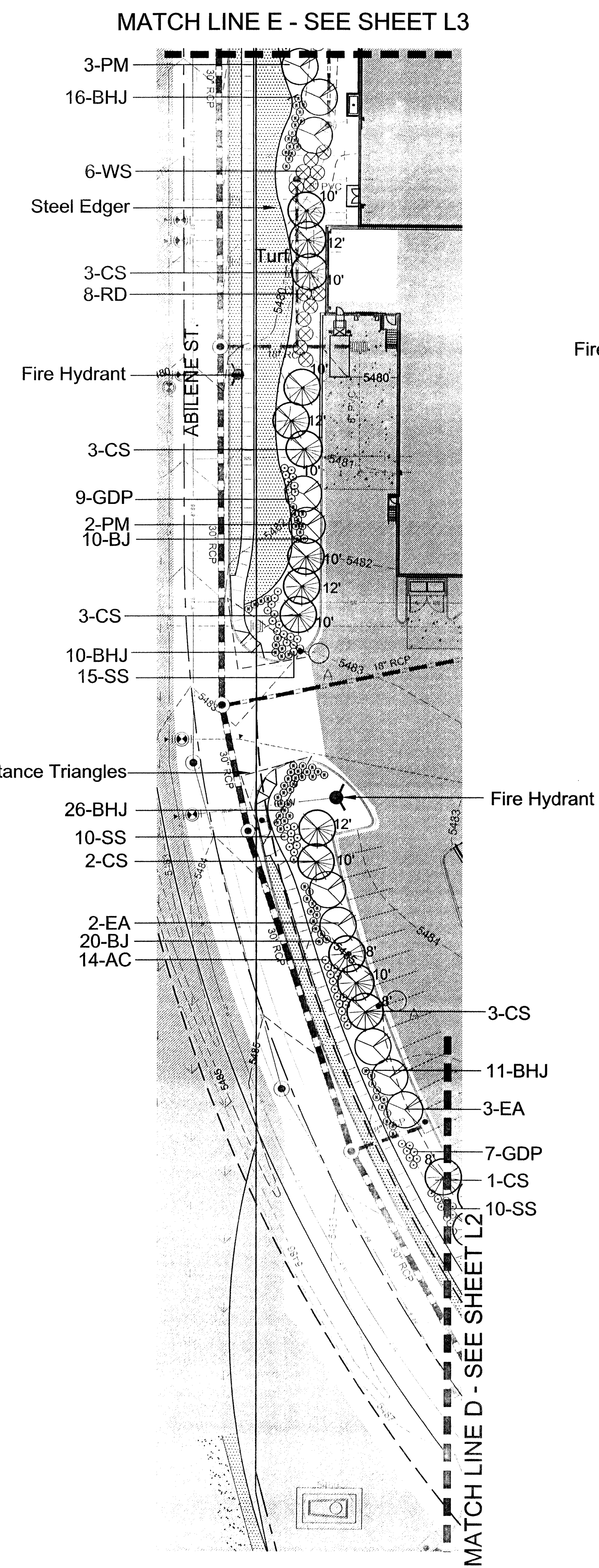
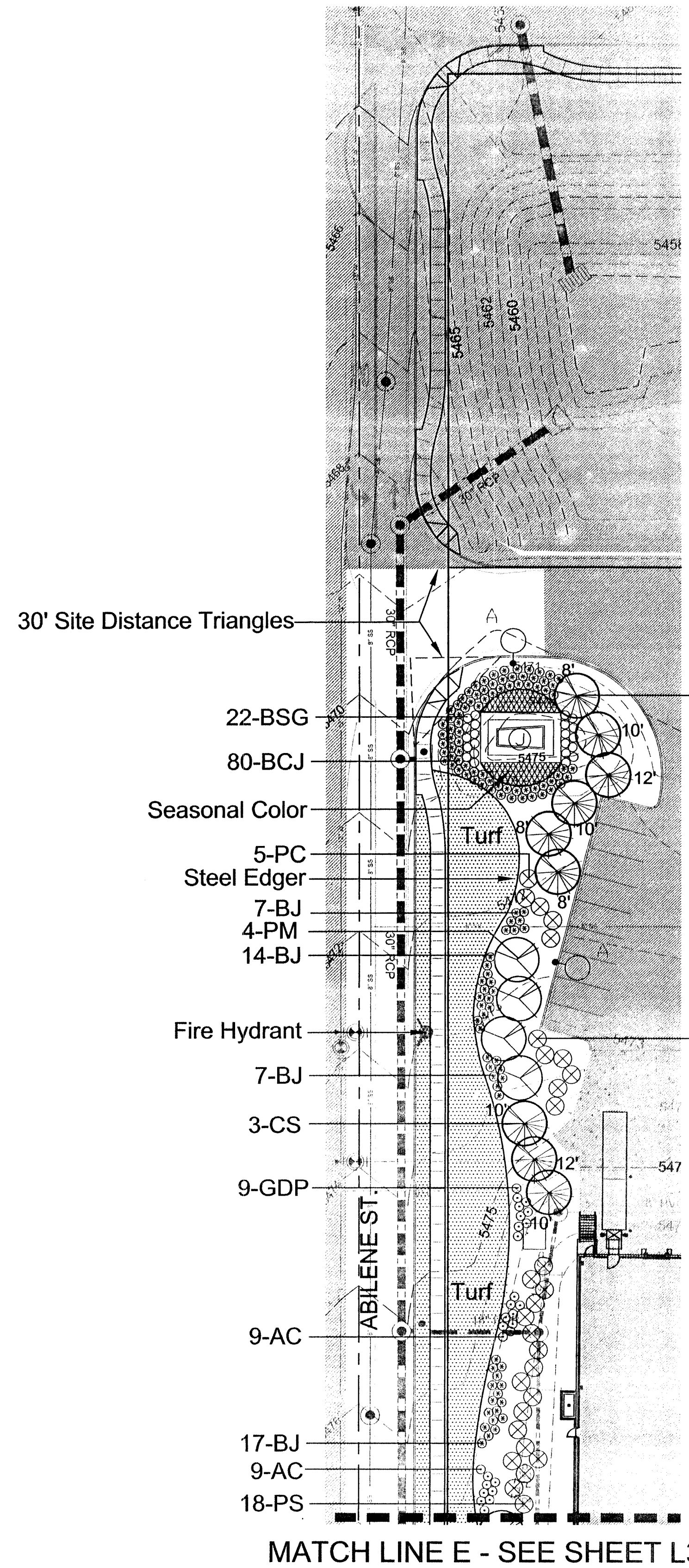






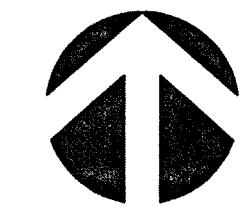






SEE SHEET L6 FOR  
PLANT LIST AND NOTES

0 15 30 60  
SCALE: 1"=30'-0"



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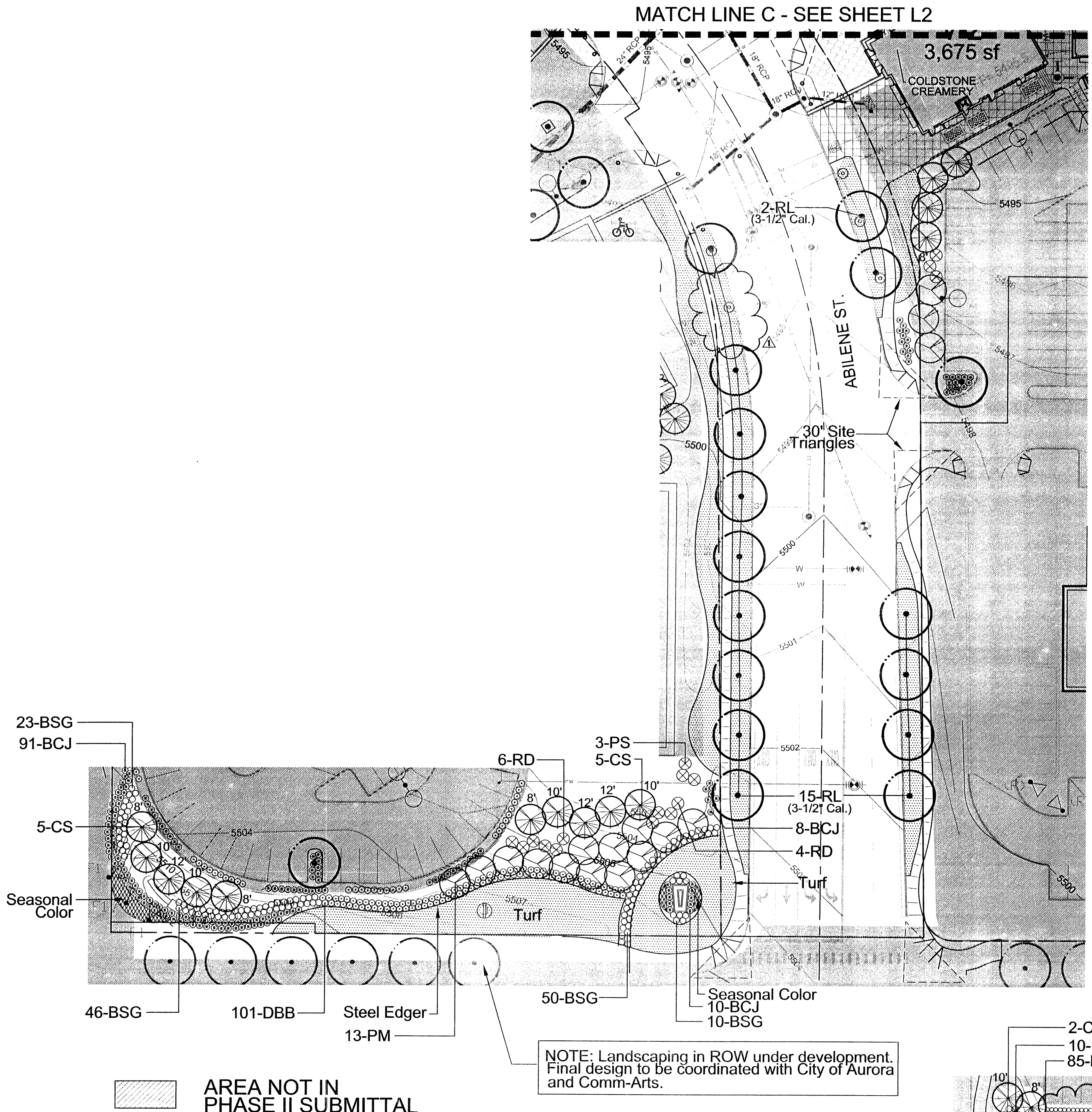
AURORA TOWN CENTER PH. II

2001-6045-02

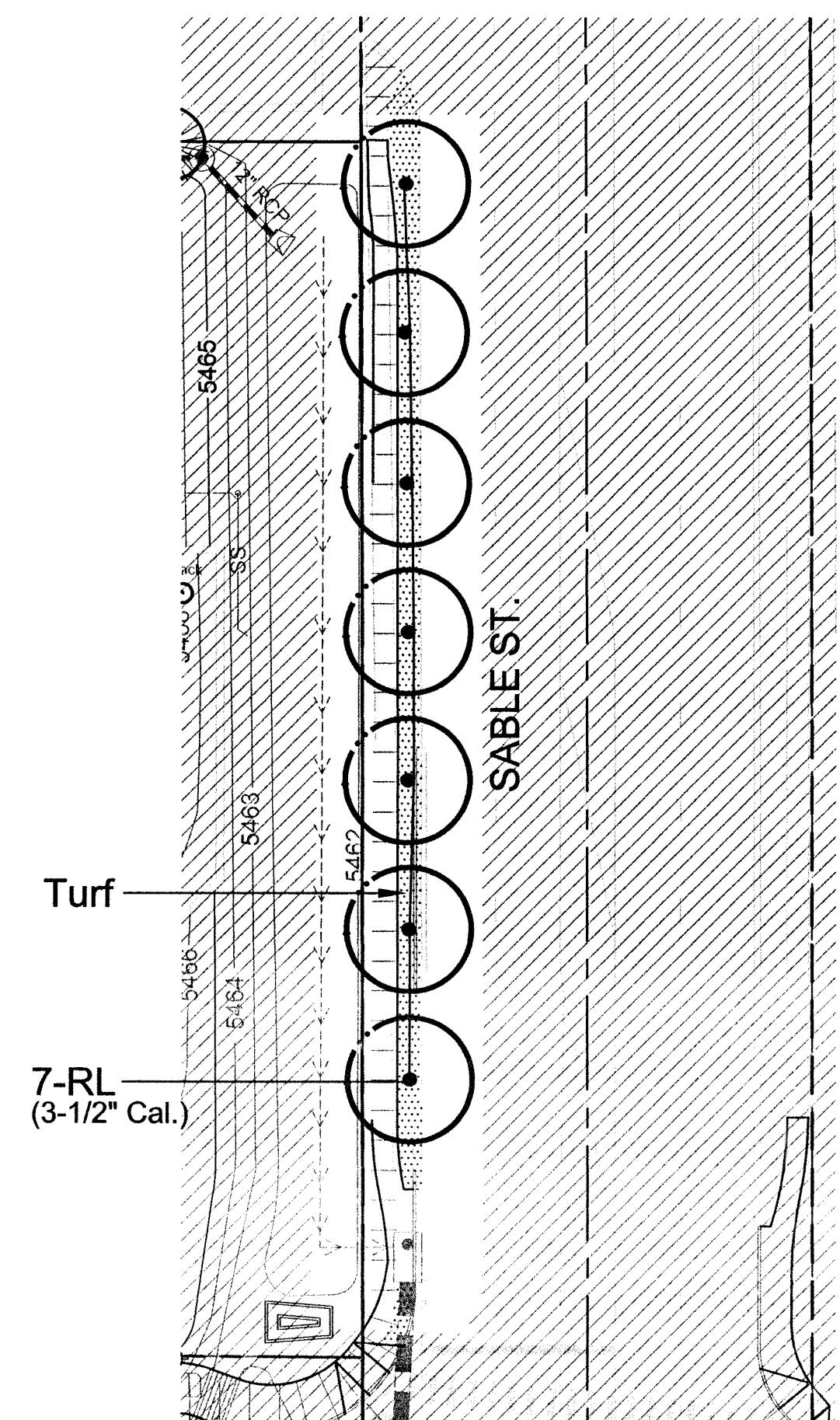
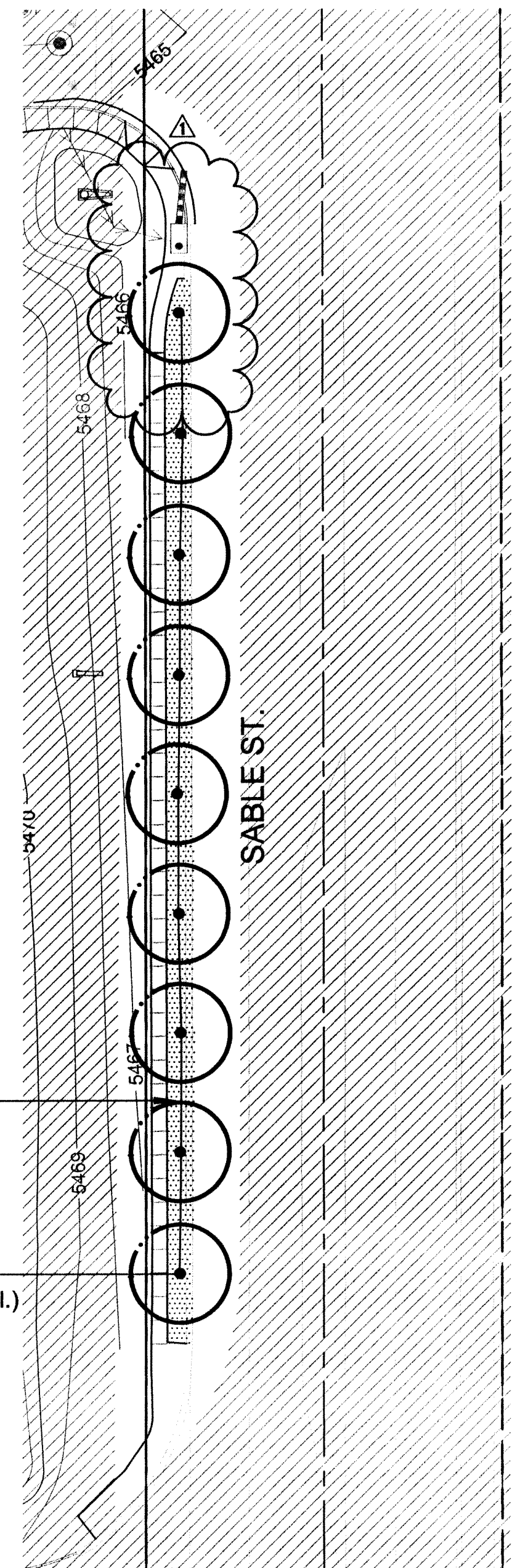
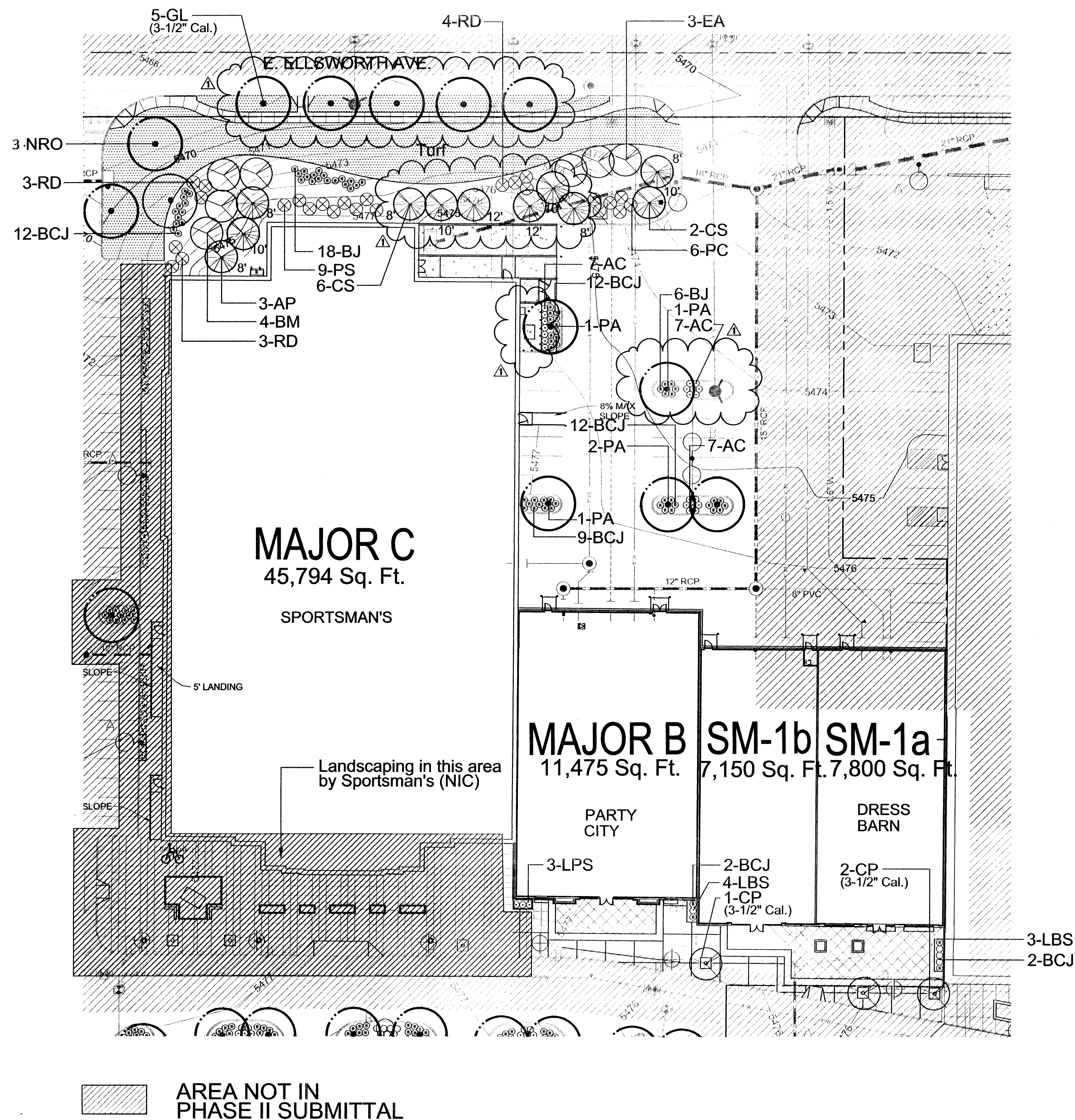
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3rd Submittal	9-20-01
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RECORD SET	4-5-02
△	9-9-02
Project Number	01012
Drawn By	SWC
Checked By	GD
Scale	
Date	

Submittal Date: 07/18/01



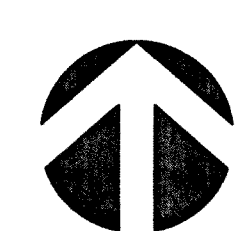






SEE SHEET L6 FOR  
PLANT LIST AND NOTES

0 15 30 60  
SCALE: 1"=30'-0"



PROJECT  
 SITE DESIGN, LAND PLANNING,  
 & LANDSCAPE ARCHITECTURE  
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A Project For

MILLER  
 WEINGARTEN  
 REALTY, LLC  
 2 INVERNESS DRIVE EAST, SUITE 200  
 ENGLEWOOD, CO 80112-6509  
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SITE PLAN SUBMITTAL - LOT 1  
 AURORA TOWN CENTER  
**Phase II**  
**(LEBANC)**  
 ALAMEDA AVENUE & SABLE STREET  
 AURORA, COLORADO

Consultant

1390 Lawrence St., Suite 100, Denver, CO 80202  
**dhm design**  
 corporation  
 SITE DESIGN, LAND PLANNING,  
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Revisions	Date
2nd Submittal	8-29-01
3rd Submittal	9-29-01
CD SET	2-01-02
RECORD SET	4-5-02
	8-9-02

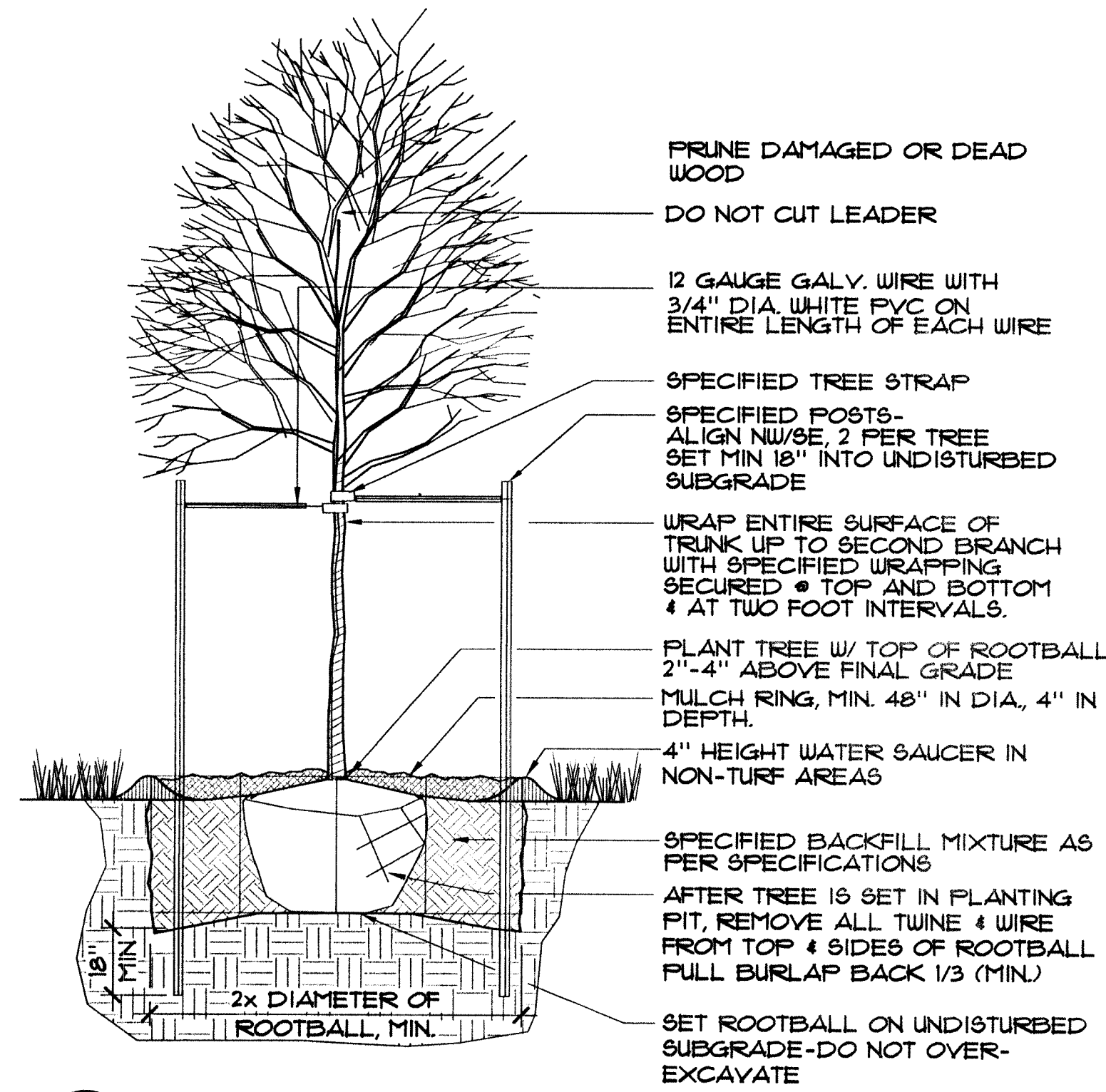
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 Drawn By SWC  
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 Scale  
 Date

Submittal Date: 07/10/01  
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**L5**  
 Sheet Number

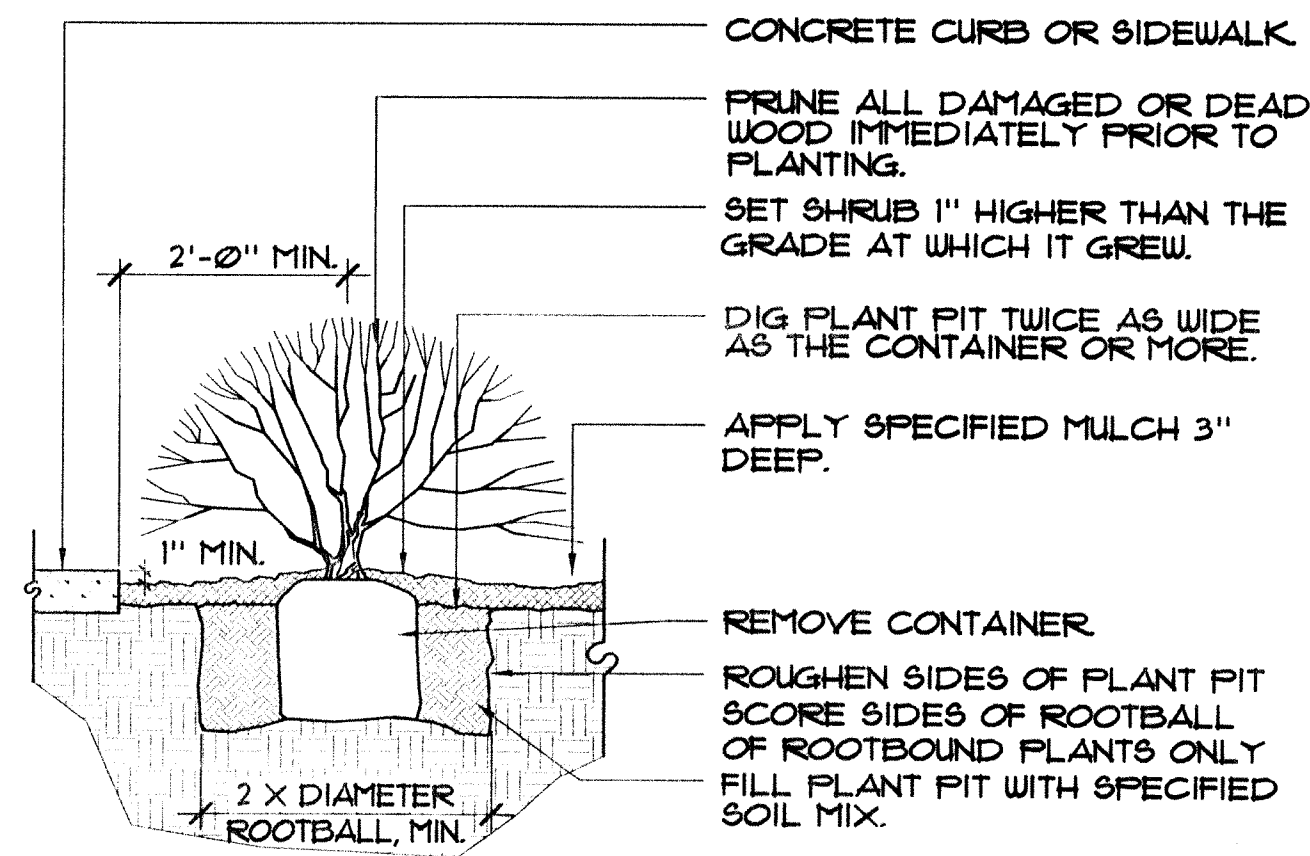






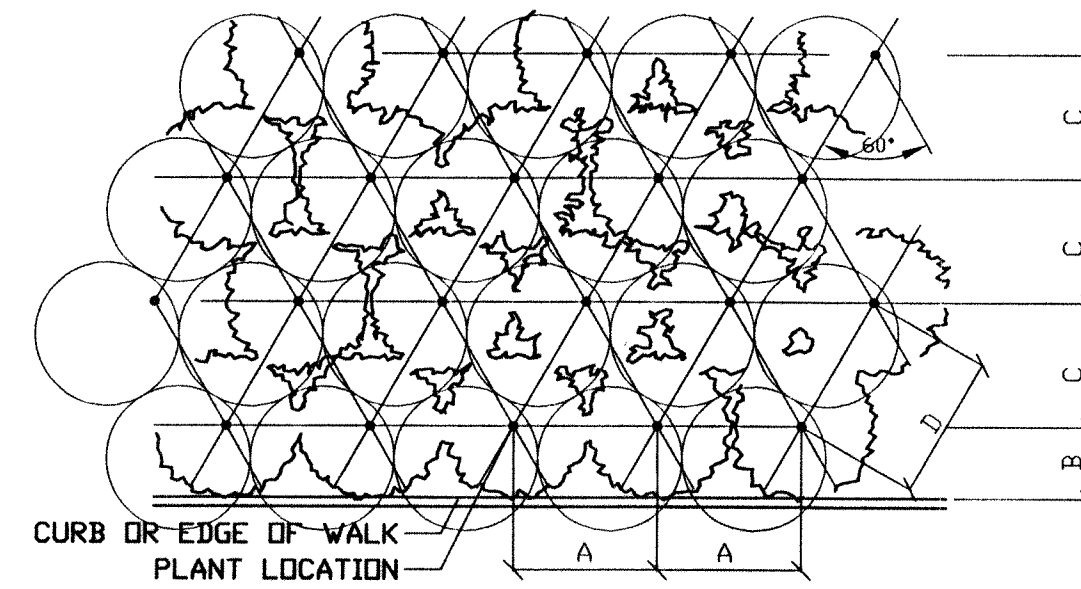


**A DECIDUOUS TREE PLANTING**  
NOT TO SCALE

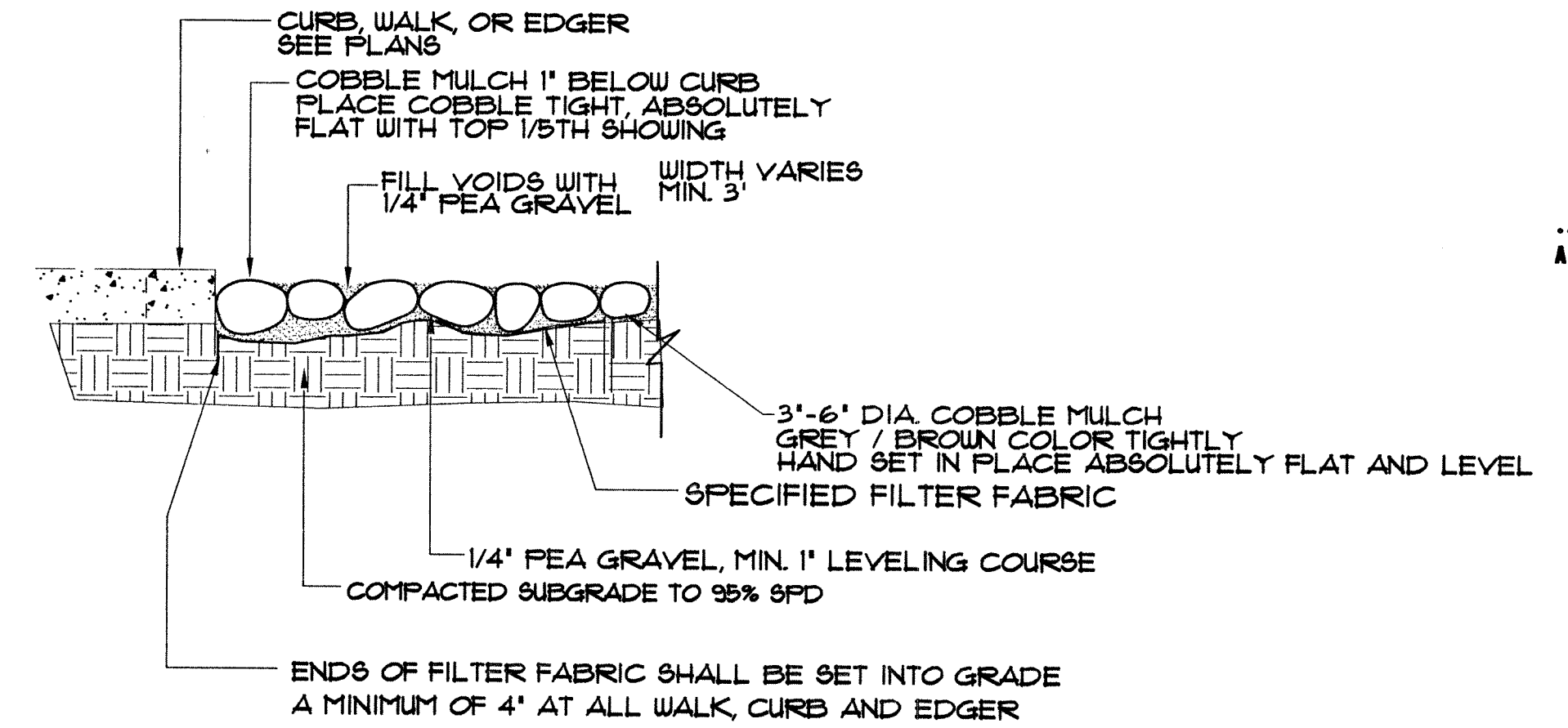


**C SHRUB PLANTING**  
NOT TO SCALE

PLANT SPACING	A	B	C	D
12'	12'	6'	10'	12'
18'	18'	8'	15'	18'
24'	24'	18'	20'	24'
36'	36'	24'	31'	36'
48'	48'	24'	41'	48'

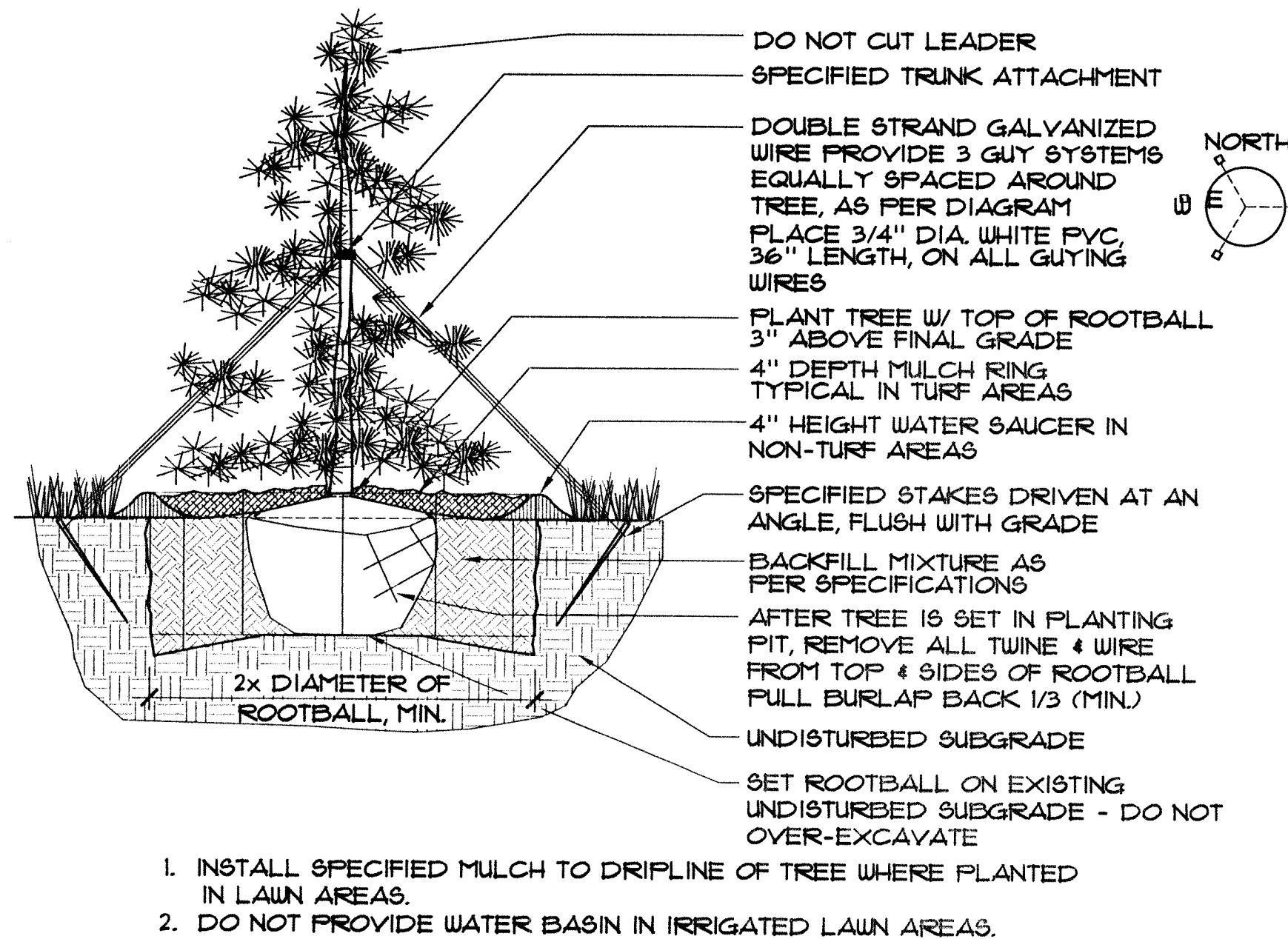


**E SHRUB PLANTING LAYOUT**  
NOT TO SCALE

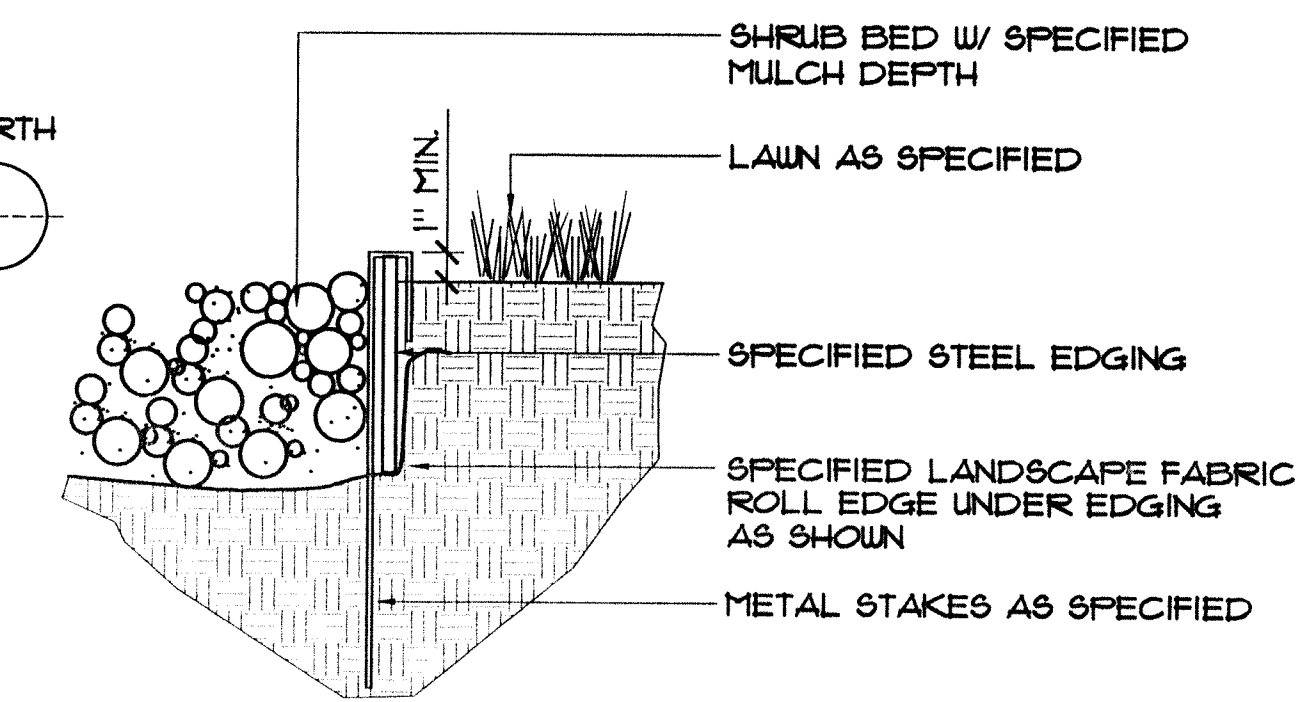


NOTE:  
ALLOW APPROXIMATELY 50% OF SURFACE TO SHOW COBBLE AND 50% PEA GRAVEL.  
OVERALL APPEARANCE SHALL BE CONSISTENT.

**G COBBLESTONE MULCH**  
NOT TO SCALE

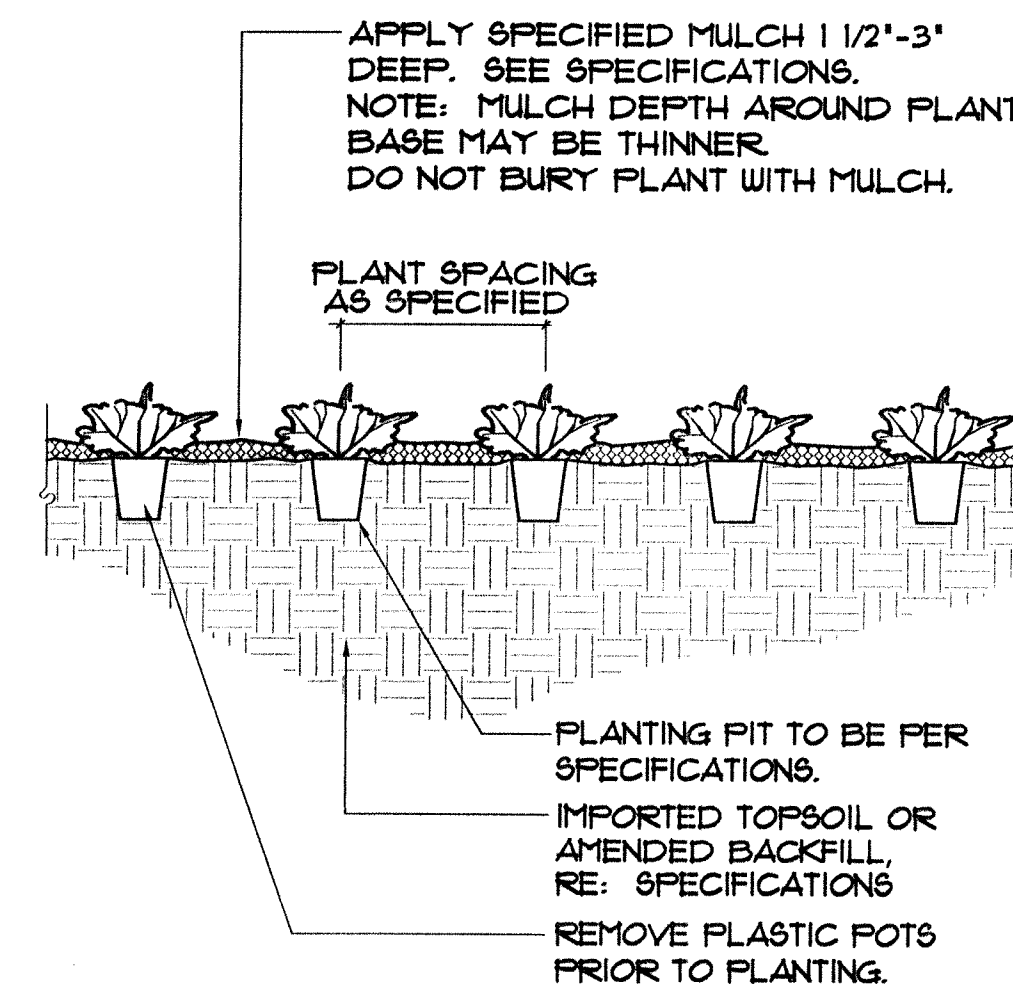


**B EVERGREEN TREE PLANTING**  
NOT TO SCALE



NOTES:  
1) SET ALL EDGING 1\"/>

**D STEEL EDGER**  
NOT TO SCALE



**F PERENNIAL PLANTING**  
NOT TO SCALE