

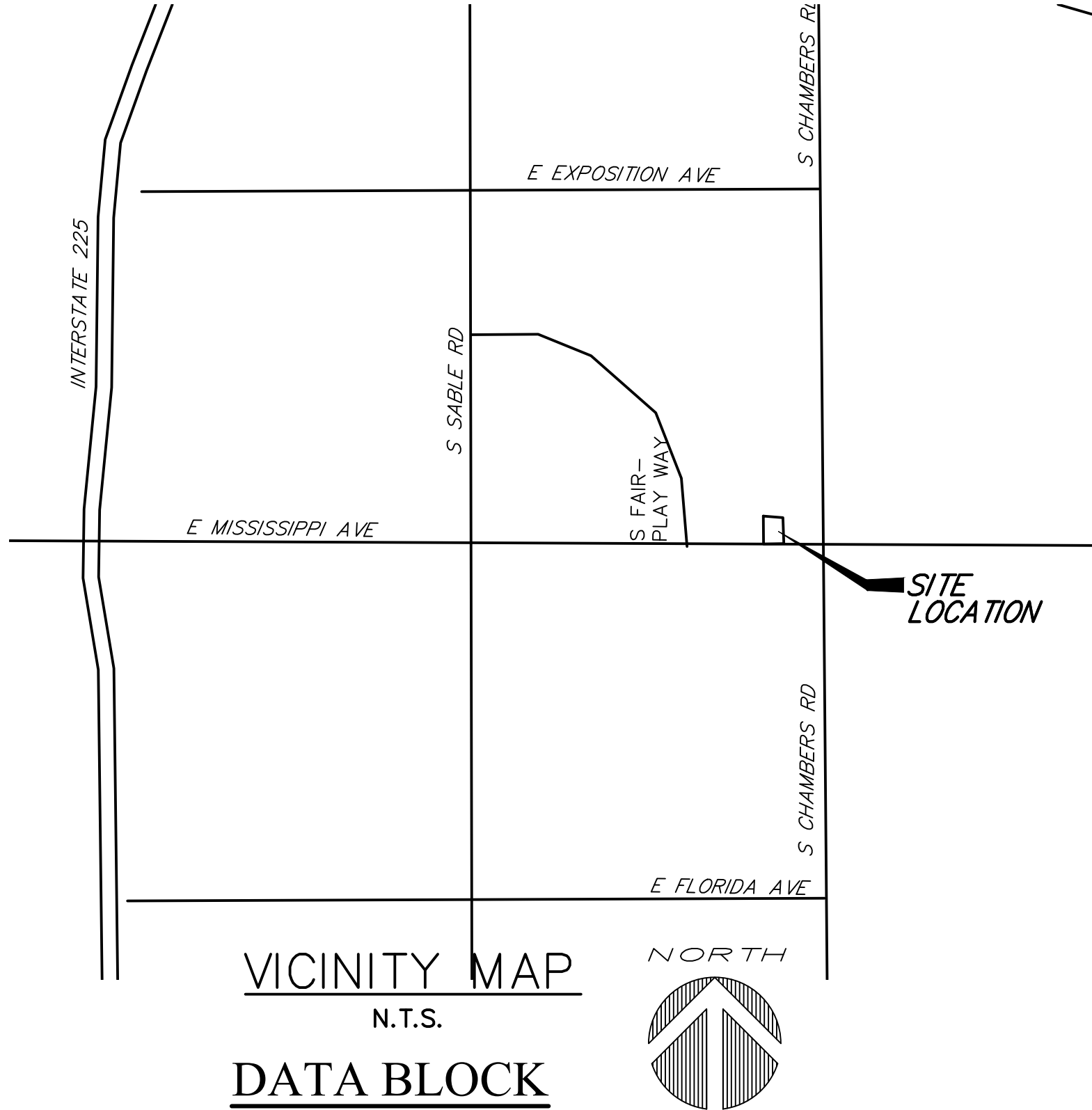
BANK OF AMERICA SITE PLAN AND CONDITIONAL USE

LOT 2, BLOCK 1, MARSHALL'S AURORA PLAZA SUBDIVISION, FILING NO. 2 (NO. E3029238)
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CITY OF AURORA NOTES

1. THE DEVELOPER, SUCCESSORS OR 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. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11, AND ICC A117.1.
4. **THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
7. **IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
8. ** (THIS NOTE IS REQUIRED ONLY WHEN STREETLIGHTS OR PEDESTRIAN LIGHTS REQUIRED WITHIN ROW) THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9. ** (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
10. 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.
11. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
12. 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 AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
13. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
14. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
15. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
16. 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.
17. 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.
18. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
19. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) 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. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
20. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
21. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): DRIVE THROUGH AUXILIARY USE.



VICINITY MAP
N.T.S.
DATA BLOCK

BUILDING CONSTRUCTION TYPE (IBC 2021)	II-B
OCCUPANCY CLASSIFICATION	BUSINESS
SPRINKLED	NO
LAND AREA WITHIN PROPERTY LINES	0.7137 AC.
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	22'-0"
TOTAL BUILDING COVERAGE AND GFA	4,284 S.F. (13.78 %)
HARD SURFACE AREA	18,392 S.F. (59.16 %)
LANDSCAPE AREA	8,412 S.F. (27.06 %)
SIDEWALKS AND PATIOS	2,155 S.F. (6.93 %)
PRESENT ZONING CLASSIFICATION	MU-C
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	248.12 SF *
PROPOSED TOTAL SIGN AREA	198 SF
PROPOSED NUMBER OF SIGNS	5
PROPOSED MONUMENT SIGN	YES
PROPOSED MONUMENT SIGN AREA	29.7 SF PER SIDE
PARKING SPACES REQUIRED	11
PARKING SPACES PROVIDED	14
VAN ACCESSIBLE SPACES REQUIRED	1
VAN ACCESSIBLE SPACES PROVIDED	0
LOADING SPACES REQUIRED	1
LOADING SPACES PROVIDED	0
BICYCLE PARKING SPACES REQUIRED	2
BICYCLE PARKING SPACES PROVIDED	2
DRIVE THROUGH STACKING SPACES REQUIRED	3
DRIVE THROUGH STACKING SPACES PROVIDED	7

SHEET INDEX

1	C000	COVER SHEET
2	C100	SITE PLAN AND OPERATIONS PLAN
3	C101	SIGNAGE PLAN
4	C200	GRADING PLAN
5	C202	RETAINING WALL DETAILS
6	C300	UTILITY PLAN
7	LP001	LANDSCAPE NOTES AND SCHEDULE
8	LP002	HYDROZONE SCHEDULE
9	LP101	LANDSCAPE PLAN
10	LP501	LANDSCAPE DETAILS
11	LP502	TREE MITIGATION PLAN
12	A09.11	EXTERIOR ELEVATIONS
13	A09.12	EXTERIOR ELEVATIONS
14	E100	PHOTOMETRIC PLAN
15	E101	LIGHTING CUT SHEETS

OWNER
AURORA RETAIL LLC
151 N FRANKLIN ST FLOOR 10
CHICAGO, IL 60606-1915

DEVELOPER
BANK OF AMERICA
110 N UPPER WACKER DR, 9TH FLOOR W.
CHICAGO, IL 60606
CONTACT: LYLE HEALY
PHONE: 650 235 5799
EMAIL: LYLE.HEALY@CUSHWAKE.COM

APPLICANT
ANDERSON & HASTINGS CONSULTANTS, INC.
7175 W. JEFFERSON AVE #4350
LAKEWOOD, CO 80235
CONTACT: BRYAN CAMPHOUSE
PHONE: 720-452-0523
EMAIL: BCAMPHOUSE@AHCEINC.COM

LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK ST.
DENVER, CO 80204
CONTACT: KARLIE ROPER
PHONE: 303-892-1166
EMAIL: KROPER@NORRIS-DESIGN.COM

Signature Block

Bank of America at Aurora Plaza Site Plan and Conditional Use

Legal Description: LOT 2, BLOCK 1, MARSHALL'S AURORA PLAZA SUBDIVISION, FILING NO. 2 (NO. E3029238)

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, _____ has caused these
(Corporation, Company, or Individual)

presents to be executed this ____ day of ____ AD. .

By:

Corporate
(Principals or Owners) Seal

State of Colorado)ss
County of)

The foregoing instrument was acknowledged before me this ____ day of ____ AD, by

(Principals or Owners)

Witness my hand and official seal

(Notary Public)

Seal

Notary

My commission expires

Notary Business Address:

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

Database Approval Date _____

AMENDMENTS BOX



COVER SHEET

BANK OF AMERICA

AURORA PLAZA - C01 - 152

SWC CHAMBERS AND
MISSISSIPPI
AURORA, CO

SERIAL NUM./MANH. ID: C01-152

VERSION:

BULLETIN: 01-2024

DELTA ISSUE DESCRIPTION DATE
1 INITIAL DEVELOPMENT PLAN SUBMITTAL 05/30/24



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(303)433-8486 • FAX (303)433-0408
e-mail: jvhastings@ahceinc.com
web site: www.ahceinc.com

Owner Approval

47BACX-1104.021

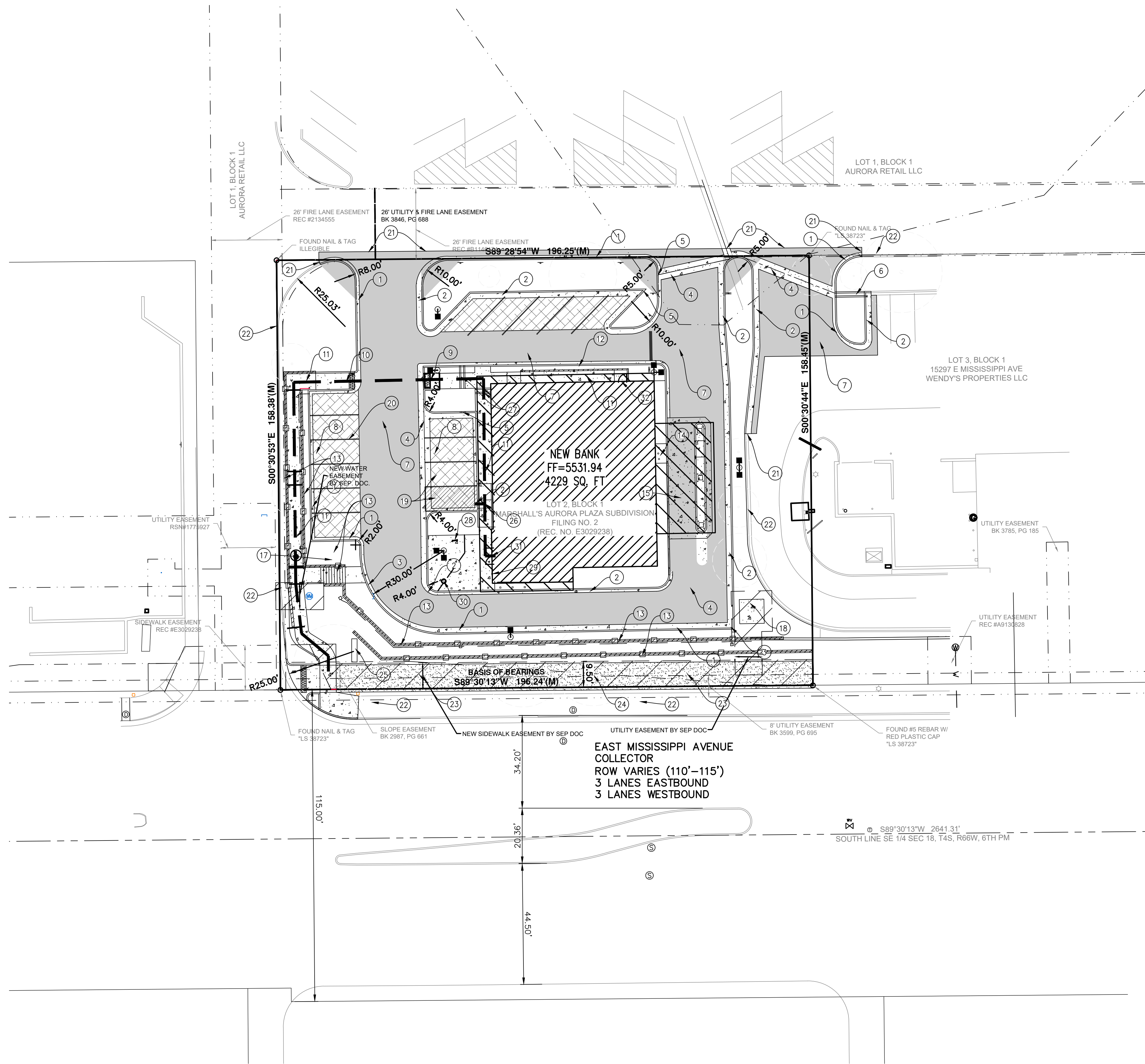
Job No.

Scale

COVER SHEET

C000

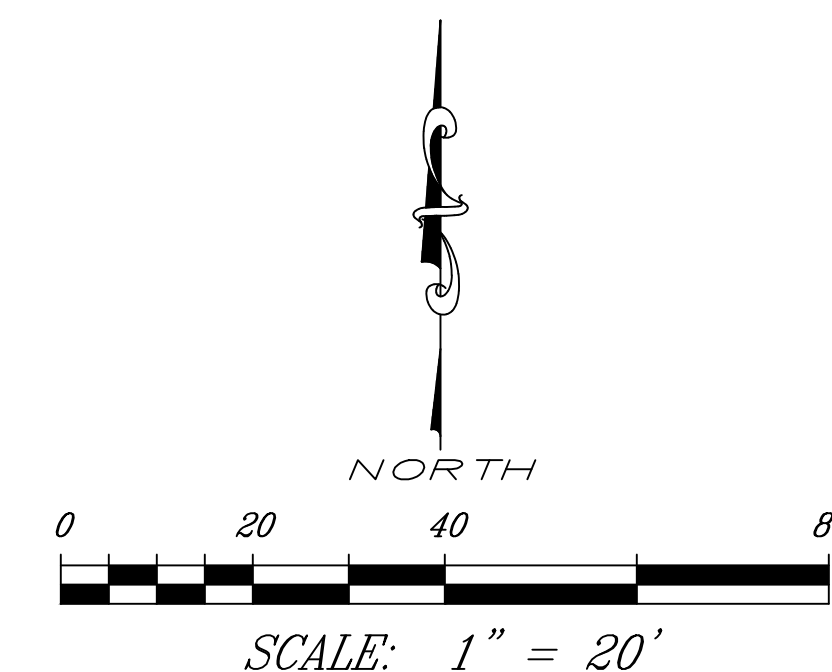
SHEET 1



- SITE WORK NOTES:**
- 12" WIDE SPILL CURB AND GUTTER, TYPE 1
 - 24" WIDE CATCH CURB AND GUTTER, TYPE 2
 - 12" WIDE SPILL CURB AND GUTTER WITH 0" HIGH CURB FOR 8" WIDE WITH 6" TRANSITION TO 6" CURB
 - 4" WIDE VALLEY PAN WITH 2" DEEP PAN
 - 12" WIDE CURB OPENING (0" HIGH CURB) WITH 6" LONG TRANSITION TO 6" HIGH CURB
 - 12" WIDE SIDEWALK CHASE
 - ASPHALT PAVING (HEAVY DUTY)
 - ASPHALT PAVING (LIGHT DUTY)
 - PEDESTRIAN CURB RAMP #1
 - PEDESTRIAN CURB RAMP #2
 - CONCRETE SIDEWALK (LIGHT DUTY)
 - CONCRETE RET. WALL WITH HANDRAIL NEAR BUILDING
 - SPLITFACE CMU (CHARCOAL) RET. WALL WITH HANDRAIL FOR HEIGHTS OVER 24" TOW TO FG LOW SIDE
 - ATM AREA
 - CONCRETE PAVING (REINF. HEAVY DUTY) AT ATM CANOPY AREA
 - RAISED CONCRETE CURB AT ATM (4" TO 6", HEIGHT VARIES)
 - CONCRETE STEPS WITH HANDRAILS
 - TRANSFORMER PAD AND UTILITY EASEMENT, RE: XCEL ENERGY
 - ADA PARKING, SIGNAGE AND STRIPING
 - 4" WIDE WHITE STRIPES AT PARKING
 - EXISTING CURB AND GUTTER TO REMAIN
 - EXISTING 9' ATTACHED WALK TO REMAIN
 - DEFERRED 10' DETACHED WALK (WITH 10' TREE LAWN), NOT IN SCOPE
 - NEW 9.5' WIDE SIDEWALK EASEMENT BY SEPARATE DOCUMENT
 - MONUMENT SIGN, RE: SIGNAGE PACKAGE
 - PEDESTRIAN RAMP #3
 - 12" SIDE SIDEWALK CHASE
 - BICYCLE PARKING (2 SPACES, 1 "U" STAND)
 - KNOX BOX
 - FLAG POLE
 - MAIN ENTRANCE, DOUBLE SWING DOOR
 - SECONDARY EGRESS, SING SWING DOOR

- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - HEAVY DUTY ASPHALT PAVING
 - LIGHT DUTY ASPHALT PAVING
 - DEFERRED SIDEWALK (NOT IN CONTRACT)
 - NEW CONCRETE WALK
 - NEW REINFORCED CONCRETE PAVING
 - NEW BUILDING
 - NEW BUILDING CANOPY
 - NEW EASEMENT BY SEP DOC
 - PROPOSED FLAGPOLE AND BASE
 - EXISTING LIGHTPOLE AND BASE
 - PROPOSED LIGHTPOLE AND BASE SIGN
 - EXISTING EASEMENT
 - ACCESSIBLE PATH

SITE PLAN



AURORA PLAZA - C01 - 152

**SWC CHAMBERS AND MISSISSIPPI
AURORA, CO**

SERIAL NUM./MANH. ID: C01-152

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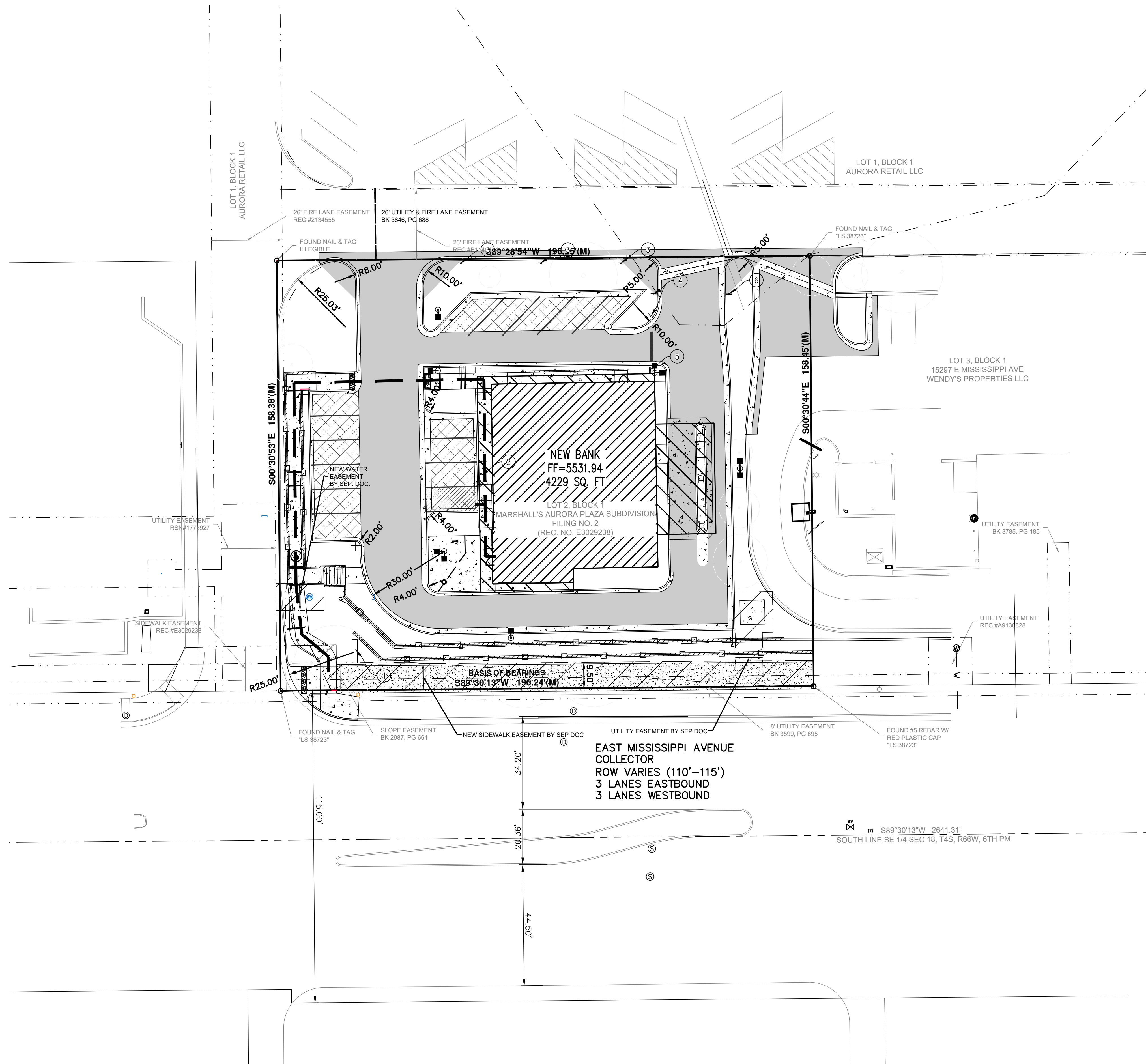
1" = 20'-0"

Scale

SITE PLAN

C100

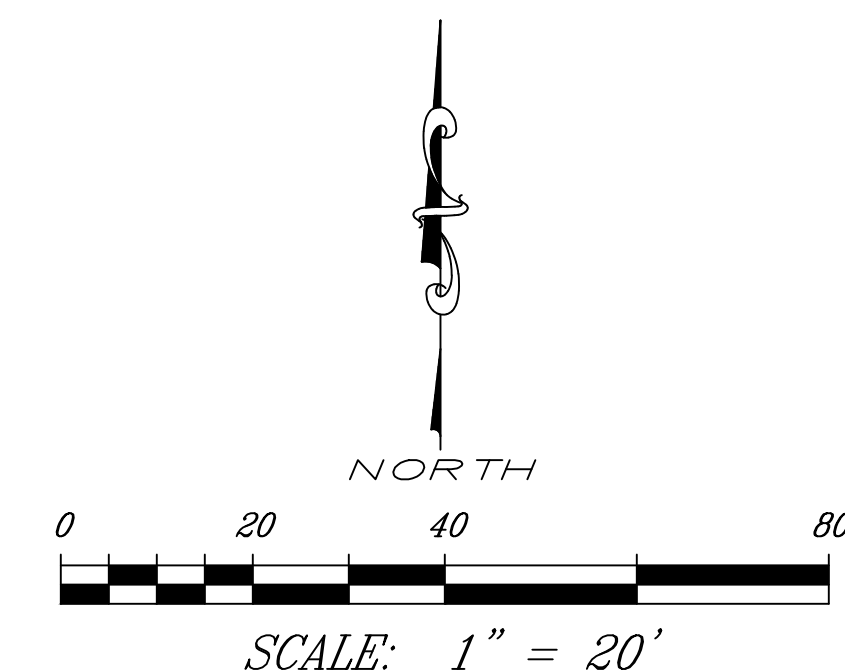
SHEET 2



- SITE WORK NOTES:**
1. MONUMENT SIGN, 27.9 SF EA SIDE
 2. VAN ACCESSIBLE PARKING/TOW AWAY ZONE SIGN
 3. FIRE LANE/NO PARKING SIGN
 4. DO NOT ENTER SIGN
 5. DO NOT ENTER SIGN (EAST)/STOP SIGN (WEST)
 6. DO NOT ENTER SIGN (NORTH)/STOP SIGN (SOUTH)

- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - HEAVY DUTY ASPHALT PAVING
 - LIGHT DUTY ASPHALT PAVING
 - DEFERRED SIDEWALK (NOT IN CONTRACT)
 - NEW CONCRETE WALK
 - NEW REINFORCED CONCRETE PAVING
 - NEW BUILDING
 - NEW BUILDING CANOPY
 - NEW EASEMENT BY SEP DOC
 - PROPOSED FLAGPOLE AND BASE
 - EXISTING LIGHTPOLE AND BASE
 - PROPOSED LIGHTPOLE AND BASE SIGN
 - EXISTING EASEMENT
 - ACCESSIBLE PATH

SITE PLAN



AURORA PLAZA - C01 - 152

**SWC CHAMBERS AND MISSISSIPPI
AURORA, CO**

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SIGNAGE PLAN

C101

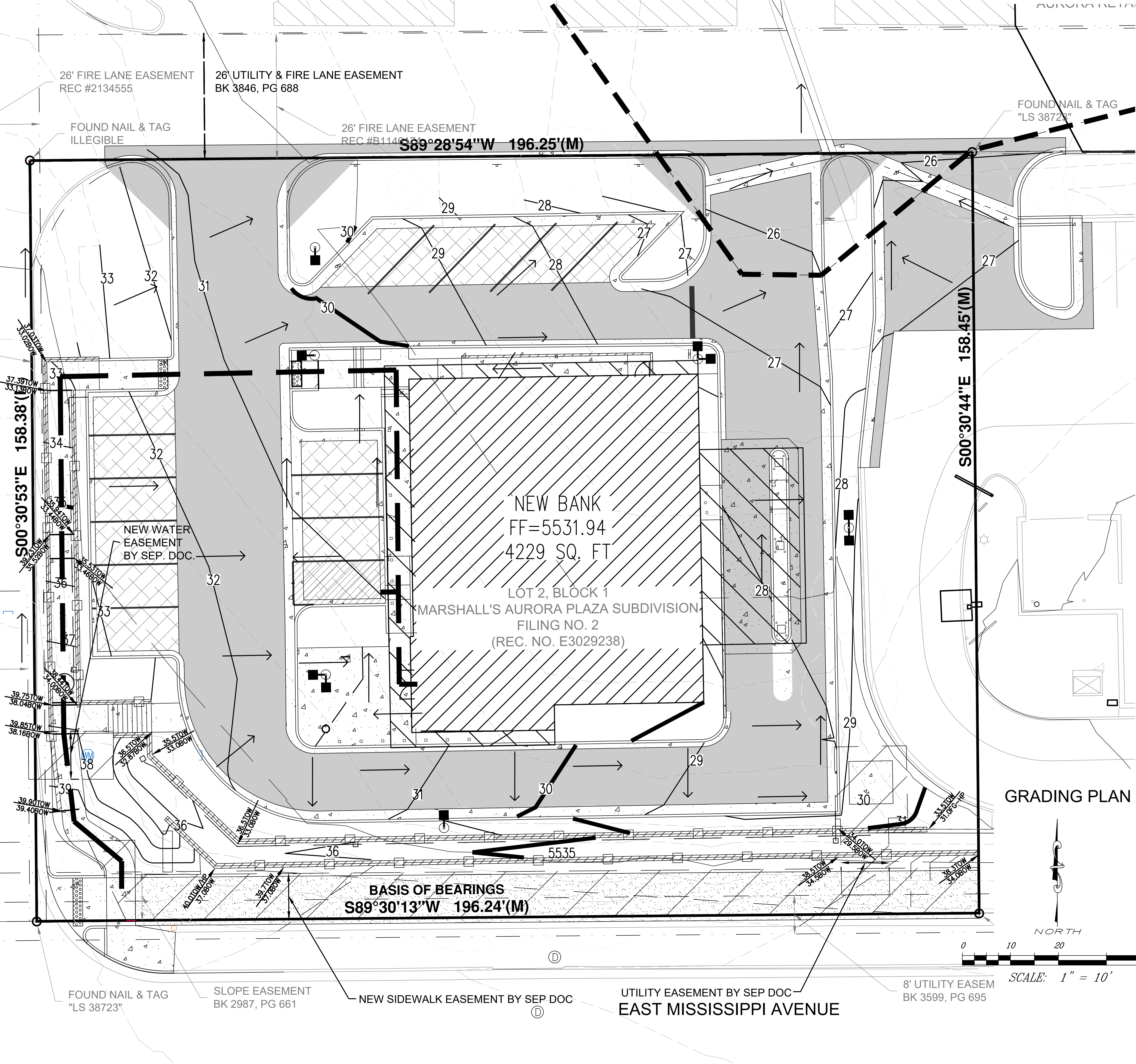
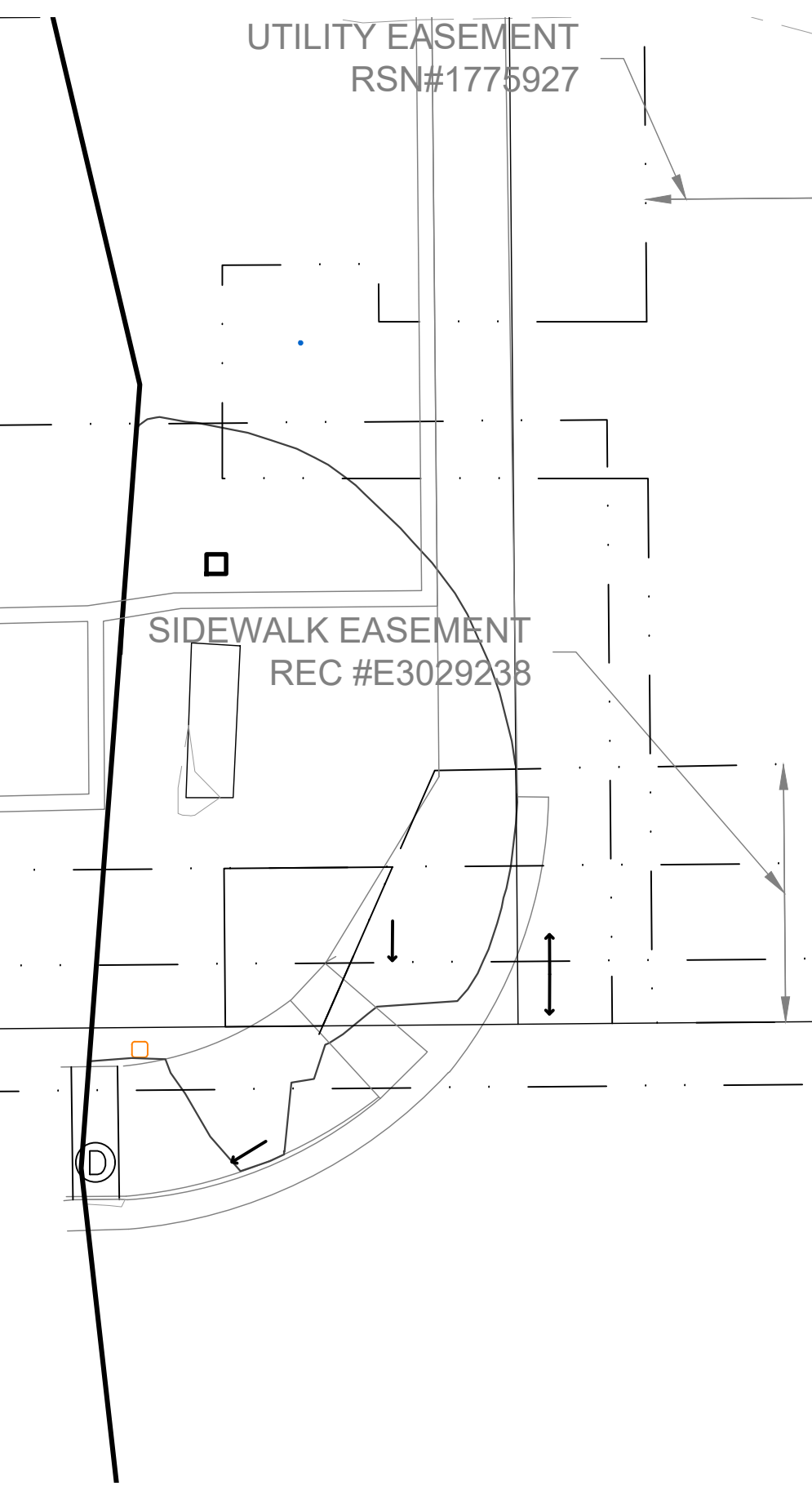
SHEET 3

CITY OF AURORA 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 resultant grade in any direction within accessible parking areas shall not exceed two percent.
5. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent (or 8.3% if hand rails and landings are provided, per ADA Standards)

LEGEND

- PROPERTY LINE
- LOT LINE
- 4.5" THICK FULL FULL ASPHALT ON 6" ABC
- CONCRETE PAVING OR WALK
- NEW BUILDING
- NEW BUILDING CANOPY
- NEW EASEMENT BY SEP DOC
- PROPOSED FLAGPOLE AND BASE
- EXISTING EASEMENT
- EXISTING MINOR CONTOUR (1')
- EXISTING MAJOR CONTOUR (5')
- PROPOSED MINOR CONTOUR (1')
- PROPOSED MAJOR CONTOUR (5')
- 100-YEAR PONDING LIMITS
- 63.12TOW
62.62BOW
- TOP WALL ELEVATION
- FINISHED GRADE, LOW SIDE
- FLOW ARROW
- ACCESSIBLE PATH



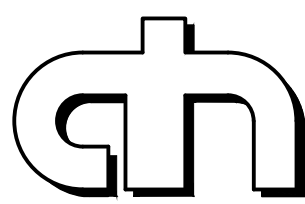
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GRADING PLAN

C200

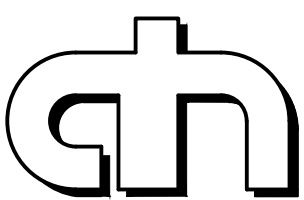
SHEET 4

AURORA PLAZA - CO1 - 152

SWC CHAMBERS AND
MISSISSIPPI
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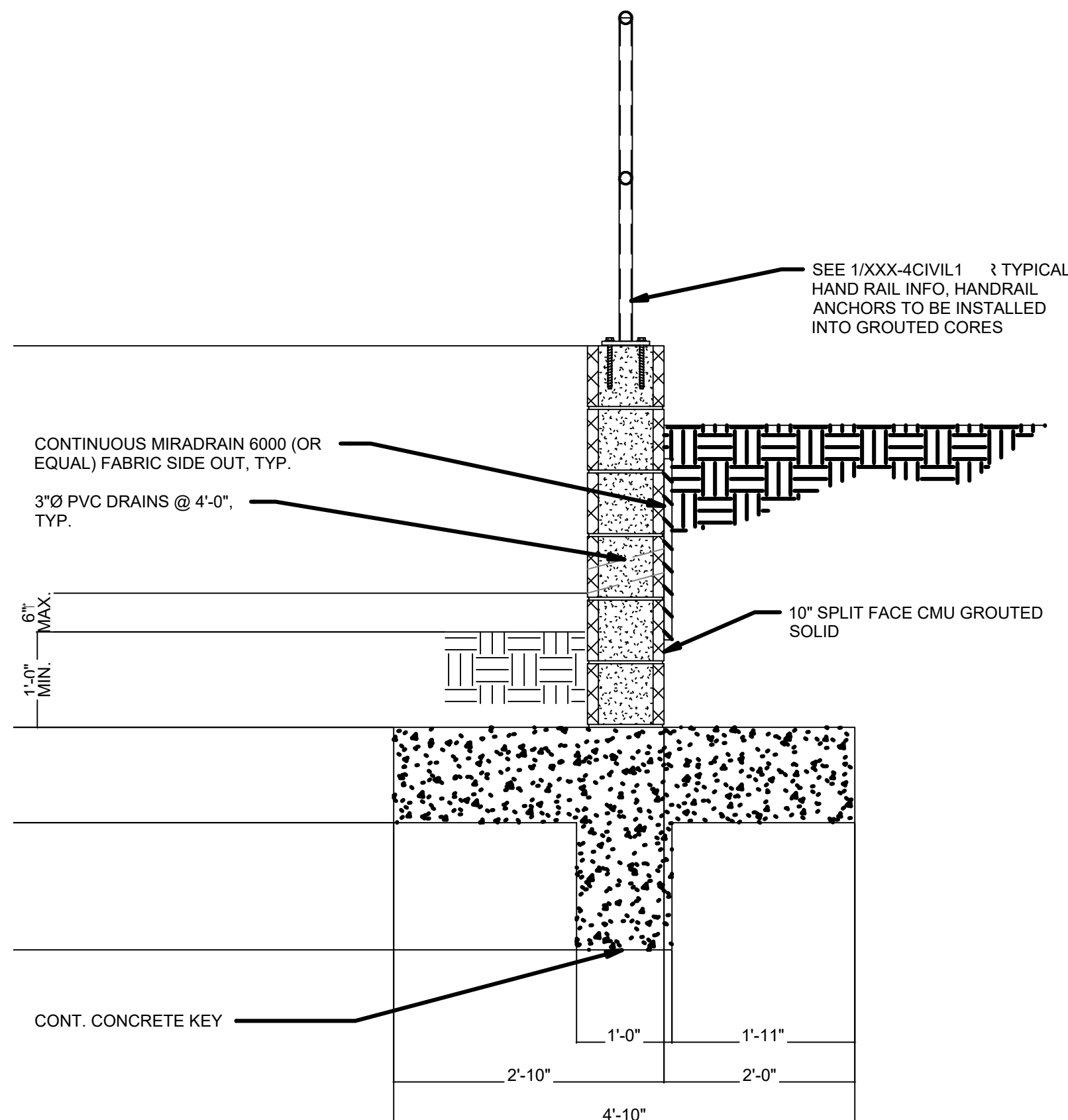
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RETAINING WALL SECTIONS

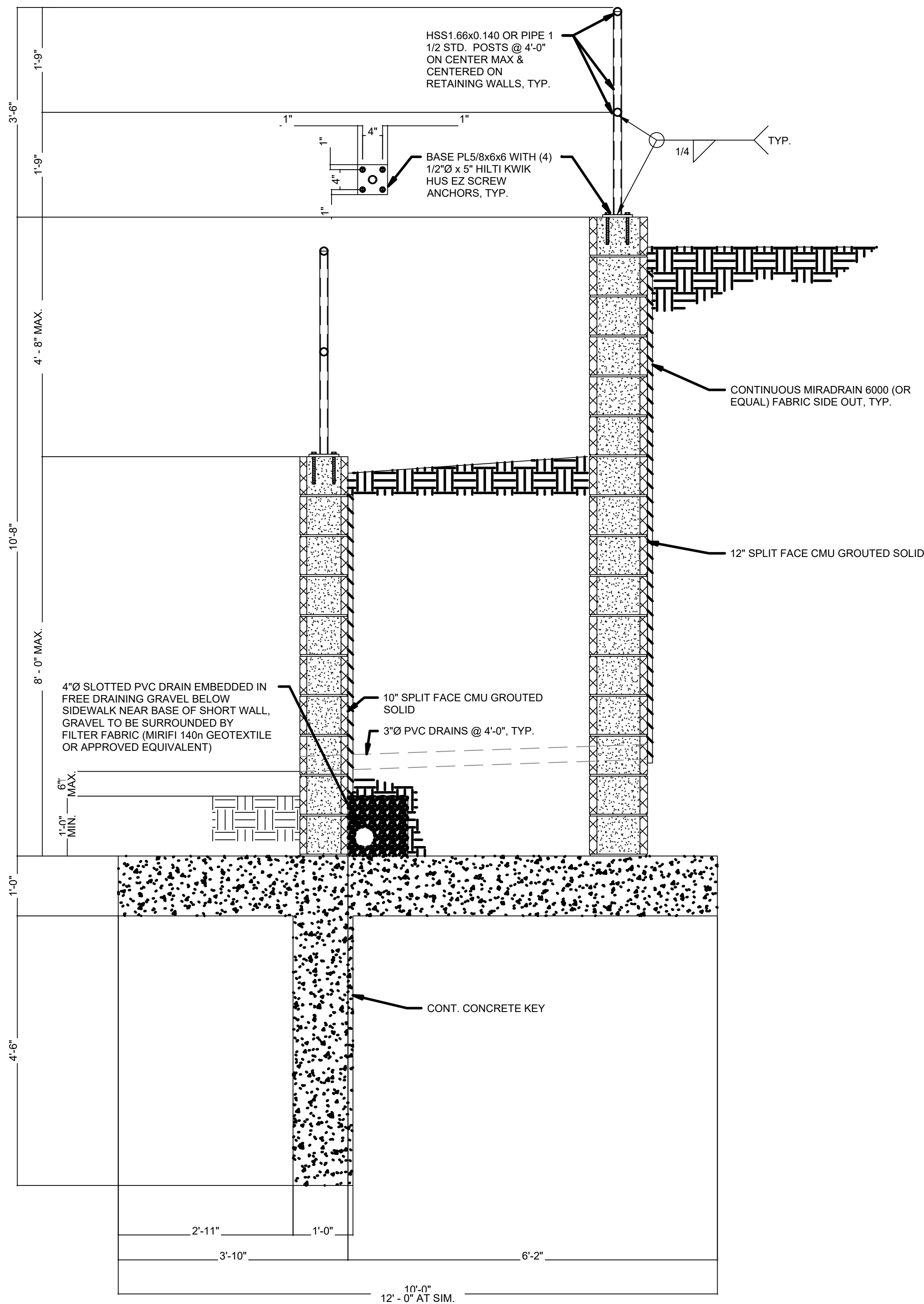
C202

SHEET 5



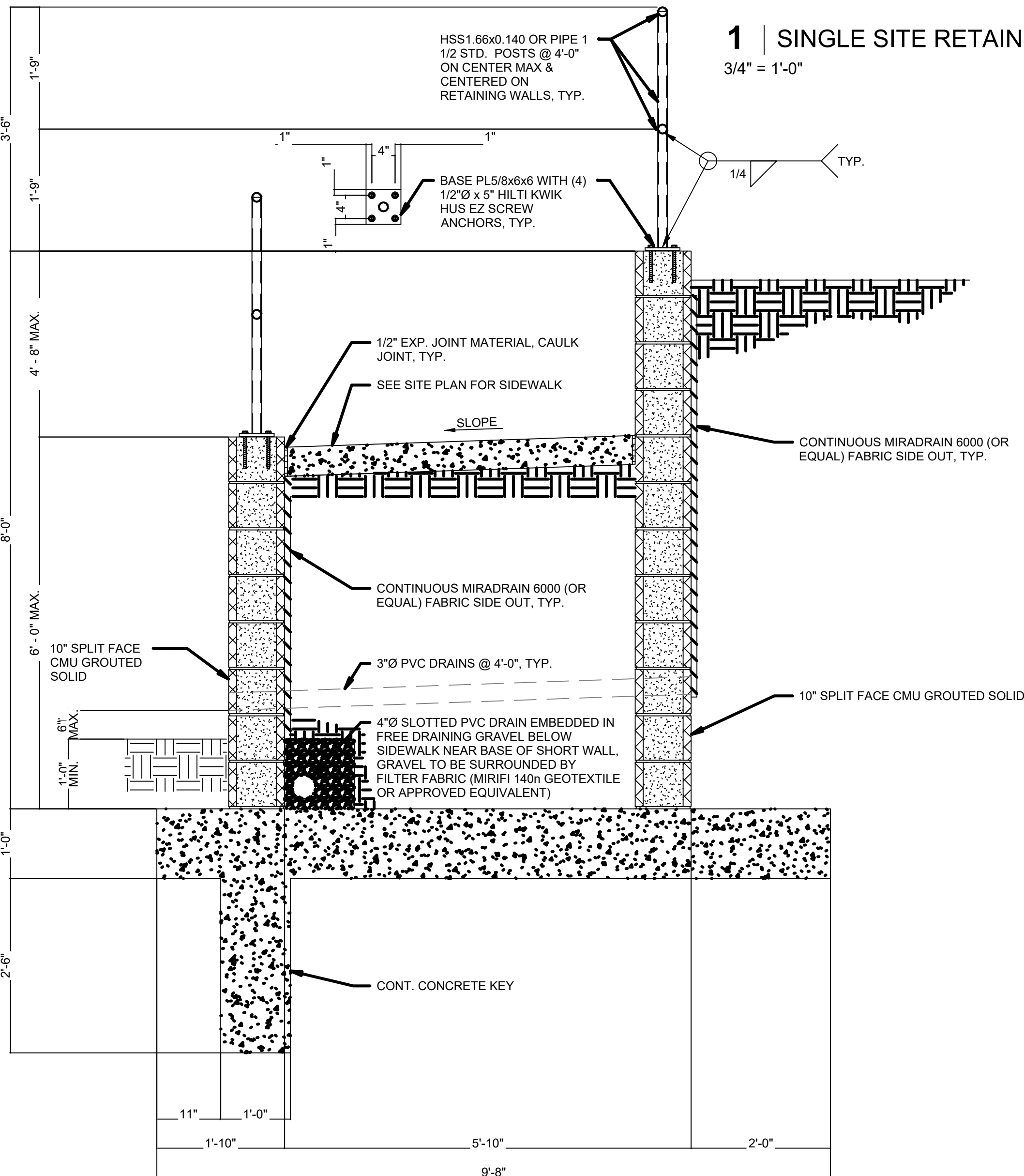
1 | SINGLE SITE RETAINING WALL

3/4" = 1'-0"



3 | DOUBLE SITE RETAINING WALL SOUTH

3/4" = 1'-0"



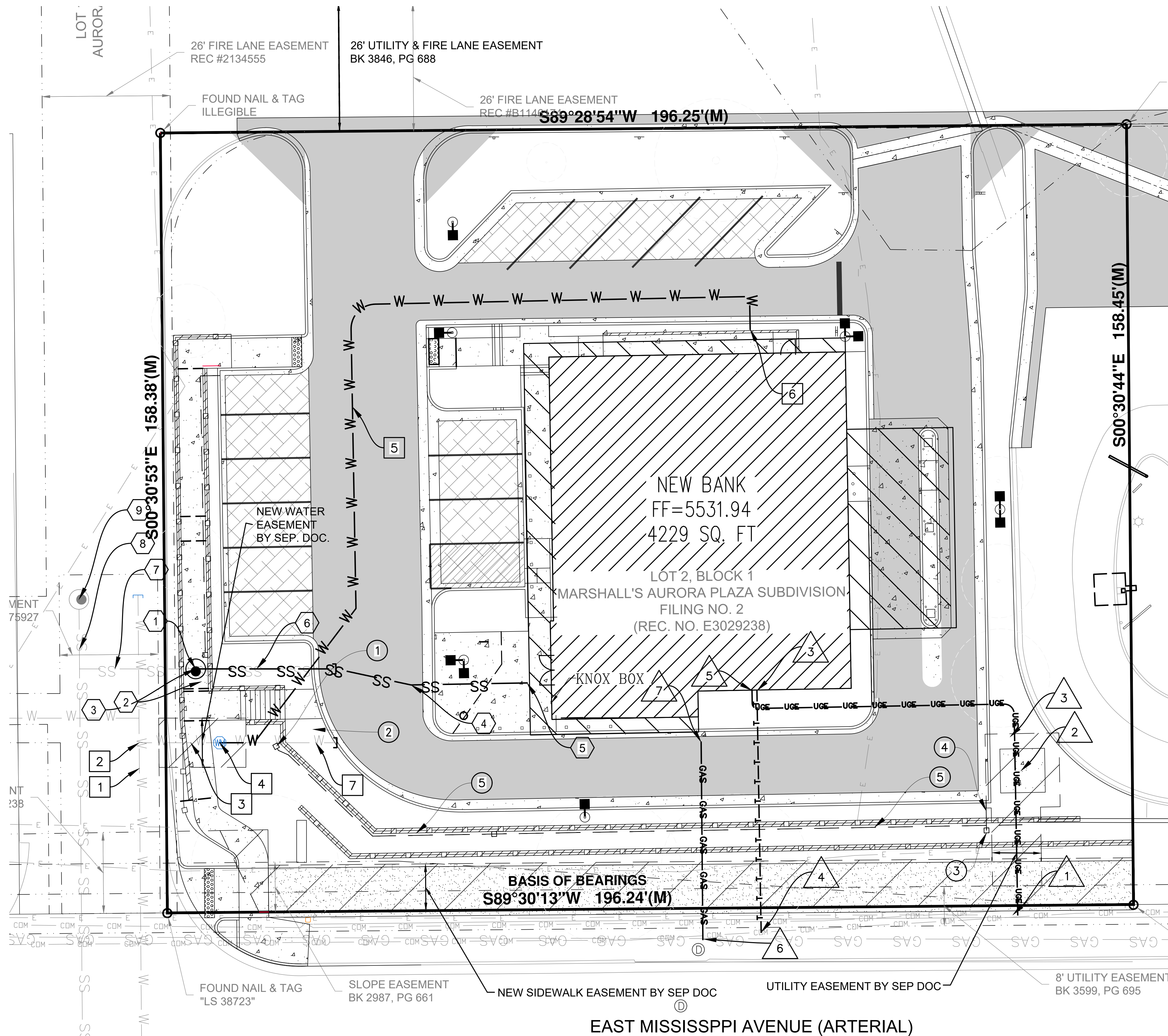
2 | DOUBLE SITE RETAINING WALL WEST

3/4" = 1'-0"

APPROVED FOR ONE YEAR FROM THIS DATE

CITY ENGINEER DATE

WATER DEPARTMENT DATE



STORM DRAIN NOTES

- 12"x12" NDS INLET WITH ATRIUM GRATE
GR.=5334.80, INV 4"=32.50
- 10.9 L.F. 4" PVC @ 2.3%, DAYLIGHT AT 32.25'
FLOWLINE, DROP CURB HEAD TO 0" FOR 8"
- 12"x12" NDS INLET WITH ATRIUM GRATE
GR.=5333.75, INV 4"=28.60
- 6.1 L.F. 4" PVC @ 2.4%, DAYLIGHT AT 28.45'
FLOWLINE, DROP CURB HEAD TO 0" FOR 8"
- 167.1 L.F. 4" PERF. WALL UNDERDRAIN @ 0.5%
MINIMUM, CONNECT TO INLETS

SANITARY SEWER NOTES

- 4" 45° ASTM D3034 SDR 45 PVC BEND,
INV=30.07ME
- 5.7 L.F. 4" ASTM D3034 SDR 35 PVC @ 2.66%
NEW SSMH #1, RIM=5337.67, INV 2" HDPE IN
= 5330.47, INV OUT 4" PVC = 5330.22
- 64.7 L.F. 2" DR 9 HPDE FORCE MAIN, 4'
MINIMUM COVER
- 2" DR 9 HPDE, RE: PLBG FOR CONT,
INV=5327.44 (4.5' BFF)
- REMOVE 29 L.F.+/- UNUSED 4" PVC SS STUB
- EX. 4" PVC SS, RSN 1775927
- EX. 8" PVC SS, RSN 1775927
- EX. SSMH, RSN 1775927

WATER LINE NOTES

- EX. 8" PVC WATER MAIN, RSN 1775927
- EX. 8"x1.5" TAPPING SADDLE AND CORP
STOP AND CURB STOP, RSN 1775927
- EXISTING 1.5" WATER DOMESTIC WATER
LINE STUB, RSN 1775927
- NEW 1.5" WATER METER
- 188.5 L.F. 1.5" TYPE K COPPER, 4.5'
MINIMUM COVER (PROVIDE 18" MIN
CLEAR AT SS FORCE MAIN CROSSING)
- 1.5" DOM. WATER, RE: PLUMBING FOR
IRRIGATION AND BUILDING BACKFLOW
PREVENTION
- REMOVE UNUSED 1.5" TYPE K COPPER

UTILITY NOTES

- CONNECT ELECTRIC TO EXISTING LINE, COORDINATE
WITH LOCAL PROVIDER
- NEW TRANSFORMER, RE: AHJ
- CONNECT ELECTRIC TO BUILDING, COORDINATE WITH
LOCAL PROVIDER
- TELECOM SERVICE POINT OF CONNECTION,
COORDINATE WITH LOCAL PROVIDER
- CONNECT TELECOM TO BUILDING, COORDINATE WITH
LOCAL PROVIDER
- CONNECT GAS TO EXISTING LINE, COORDINATE WITH
LOCAL PROVIDER
- CONNECT GAS TO BUILDING, COORDINATE WITH
LOCAL PROVIDER

UTILITY LEGEND

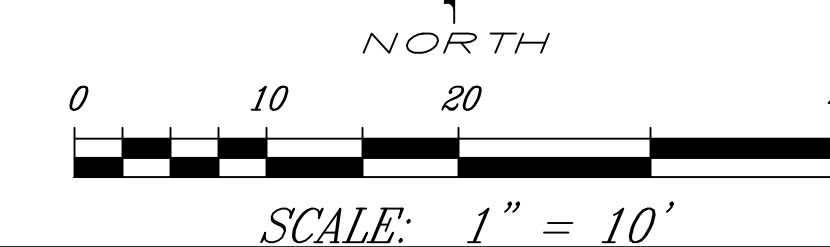
EXISTING UTILITIES (SIZES AS INDICATED)

- SS SS SS EXISTING SANITARY SEWER LINE
- W W W EXISTING WATER LINE
- GAS GAS GAS EXISTING GAS LINE
- CDM CDM CDM EXISTING TELECOM LINE
- E E E EXISTING UNDERGROUND ELEC. LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE

PROPOSED UTILITIES (SIZES AS INDICATED)

- SS SS SS SANITARY SEWER LINE
- W W W WATER LINE
- GAS GAS GAS GAS LINE
- TELECOM LINE
- UNDERGROUND ELEC. LINE
- PERFORATED STORM DRAIN
- WATER METER
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEANOUT

UTILITY PLAN



AURORA PLAZA - C01 - 152

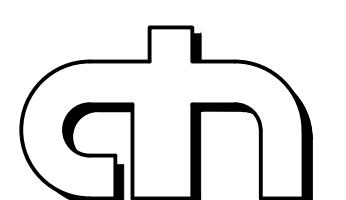
SWC CHAMBERS AND
MISSISSIPPI
AURORA, CO

SERIAL NUM./MANH. ID: C01-152

VERSION:

BULLETIN: 01-2024

DELTA	ISSUE	DESCRIPTION	DATE
1		INITIAL DEVELOPMENT PLAN SUBMITTAL	05/30/24



Anderson & Hastings
Consultants Inc.
7175 W. Jefferson Ave., Suite 4350
Lakewood, Colorado 80235
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Owner Approval

47BACX.1104.021

Job No.

1" = 10'-0"

Scale

UTILITY PLAN

C300

SHEET 6

GENERAL LANDSCAPE NOTES

1.

PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
2.

SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.

CITY OF AURORA NOTES

1.

ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2.

THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE BROOM FINISH , GREY CONCRETE.
3.

ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4.

THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5.

ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT 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.
6.

LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
7.

A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8.

LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9.

TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
10.

SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH, 1-1/2" HORIZON RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4"-6" HORIZON COBBLESTONE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR LANDSCAPE MULCH WITH NO WEED BARRIER NECESSARY.
11.

SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS.
12.

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE. LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

WATER USE TABLE

Water Use Table				
Area	Water Conserving Irrigation (Shrub Bed) (SF)	Non-Water Conserving Irrigation (Sod) (SF)	Non-Irrigated Landscape Area/ Pavement (SF)	Total Area (SF)
Site	8,689 (28%)	0 (0%)	22,399 (72%)	31,088

BUILDING PERIMETER LANDSCAPE TABLE

Building Perimeter Landscaping - Section 146-4.7.5.J					
Building Perimeter Landscape Description	Length (LF)	Trees Required (1 per 40 LF)	Trees Provided	T.E.'s Provided	
North Face	60	2	0 (1)	#5 Cont Shrubs	
				#1 Cont Grasses	
East Face	68	2	0 (2)	#5 Cont Shrubs	30
				#1 Cont Grasses	
West Face	73	2	0 (3)	#5 Cont Shrubs	30
				#1 Cont Grasses	
South Face	61	2	0 (4)	#5 Cont Shrubs	10
				#1 Cont Grasses	33
1.) No bed within 20' of the Northern face.*Tree requirements are being met with tree equivalent shrubs and grasses in other building perimeter landscape beds. (10 Shrub's East, 10 Shrub's West)					
2.) Tree requirements being met with 20 additional shrubs. (2 T.E's)					
3.) Tree requirements being met with 20 additional shrubs. (2 T.E's)					
4.) Tree requirements being met with 10 shrubs and 33 ornamental grasses. (2 T.E's)					

STREET FRONTAGE BUFFER LANDSCAPE TABLE

Street Frontage Buffer - Section 146-4.7.5.D							
Description (1 Tree and 10 Shrubs per 40 LF)	Length (LF)	Buffer Width Required	Buffer Width Provided	Trees Required (1 per 40 LF)	Trees Provided	Shrubs Required (10 per 40 LF)	Shrubs Provided
E Mississippi Ave.	167	20'	20'	4	0	42	#5 Cont Shrubs 214 #1 Cont Grasses 183
Utility easements along E Mississippi Ave. create an encumbrance for this requirement, in which trees cannot be planted within the street frontage buffer. 4 Tree equivalents consisting of 40 shrubs supplement this requirement.							

CURBSIDE LANDSCAPE TABLE

Curbside Landscape Table					
Curbside Description (1 tree per 40 LF)	Length (LF)	Trees Required	Trees Provided	T.E.'S Provided	
E Mississippi Ave.	167	4	0	#5 Cont Shrubs	40
				#1 Cont Grasses	N/A
Utility easements along E Mississippi Ave. creates an encumbrance for this requirement, in which trees cannot be planted within the street frontage buffer. 4 Tree equivalents consisting of 40 shrubs supplement this requirement.					

PLANT SCHEDULE

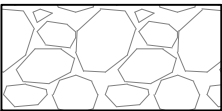
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT
DECIDUOUS CANOPY TREES								
	CA SP	2	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2"CAL	LOW	50'-60'
	CE OC	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"CAL	LOW	50'-60'
	KO PA	5	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2"CAL	LOW	25'-30'
	UL PR	1	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2"CAL	MOD	70'-80'
DECIDUOUS SHRUBS								
	AM RE	9	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	CONT.	#5	LOW	7'-8'
	BE CP	29	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW	1'-2'
	CO IS	11	CORNUS SERICEA 'ISANTI'	ISANTI REDOSIER DOGWOOD	CONT.	#5	MOD	4'-5'
	ER NA	14	ERICAMERIA NAUSEOSA NAUSEOSA	DWARF BLUE RABBITBRUSH	CONT.	#5	VERY LOW	3'-4'
	FR FL	16	FRANGULA ALNUS 'FINE LINE' TM	TALL FERNLEAF BUCKTHORN	CONT.	#5	LOW	6'-7'
	HO DU	3	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5	LOW	5'-6'
	PE AT	3	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5	VERY LOW	3'-4'
	PE LS	55	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW	2'-3'
	PH LD	30	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL™ DWARF NINEBARK	CONT.	#5	LOW	3'-4'
	PH SW	16	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE® NINEBARK	CONT.	#5	MOD	5'-6'
	PO MW	34	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	CONT.	#5	LOW	2'-3'
	PO PB	12	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	CONT.	#5	LOW	2'-3'
	SP LP	62	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	CONT.	#5	MOD	1'-2'
EVERGREEN SHRUBS								
	AR PA	8	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	LOW	1'-2'
	JU SC	26	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	CONT.	#5	LOW	1'-2'
	JU BU	3	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5	LOW	1'-2'
	MA CO	32	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	CONT.	#5	LOW	2'-3'
	MA RE	67	MAHONIA REPENS	CREeping OREGON GRAPE	CONT.	#5	LOW	1'-2'
ORNAMENTAL GRASSES								
	CA KF	86	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW	4'-5'
	HE SE	179	HELICOTOTRICHON SEMPERVIRENS	BLUE OAT GRASS (AVENA)	CONT.	#1	LOW	2'-3'
	PE AL	32	PENNISETUM ALOPECUROIDES	HAMELN FOUNTAIN GRASS	CONT.	#1	LOW	2'-3'

PARKING LOT LANDSCAPE TABLE

Parking Lot Landscaping - Section 146-4.7.5.K					
Requirement/Description	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
Parking Median (N. West) 1 tree per 30' If & 6 shrubs per 36' If	2	2	12	32	32
Parking Islands (West N.E.) 1 tree & 6 shrubs per 9x19 island	1	1	6	6	0
Parking Island (West-S.E.) 1 tree & 6 shrubs per 9x19 island	1	1	6	6	0
Parking Island (S. West) 1 tree & 6 shrubs per 9x19 island	1	0**	6	16	0
Parking Median (North) 1 tree per 30' If & 6 shrubs per 36' If	3	3*	18	54	28
Parking Median (East) 1 tree per 30' If & 6 shrubs per 36' If	4	4	24	34	0
**Utility easements create an encumbrance for this requirement, in which trees cannot be planted within the parking island. 1 Tree equivalent consisting of 10 shrubs supplement this requirement.					

LANDSCAPE SHEET INDEX

SHEET NO.	SHEET TITLE
LP-001	NOTES AND SCHEDULE SHEET
LP-002	HYDROZONE SHEET
LP-101	LANDSCAPE PLAN
LP-501	LANDSCAPE DETAILS
LP-502	TREE MITIGATION SHEET



ROCK MULCH 8,689 SF



AURORA PLAZA - CO1 - 152

SWC CHAMBERS AND MISSISSIPPI AURORA, CO

SERIAL NUM./MANH. ID: CO1-152

VERSION:

BULLETIN: 01-2024

DELTA	ISSUE	DESCRIPTION	DATE
1		INITIAL DEVELOPMENT PLAN SUBMITTAL	09/19/24
2		DEVELOPMENT PLAN SUBMITTAL	12/20/24



Owner Approval

47BACK.1104.021

Job No.

1" = 20'-0"

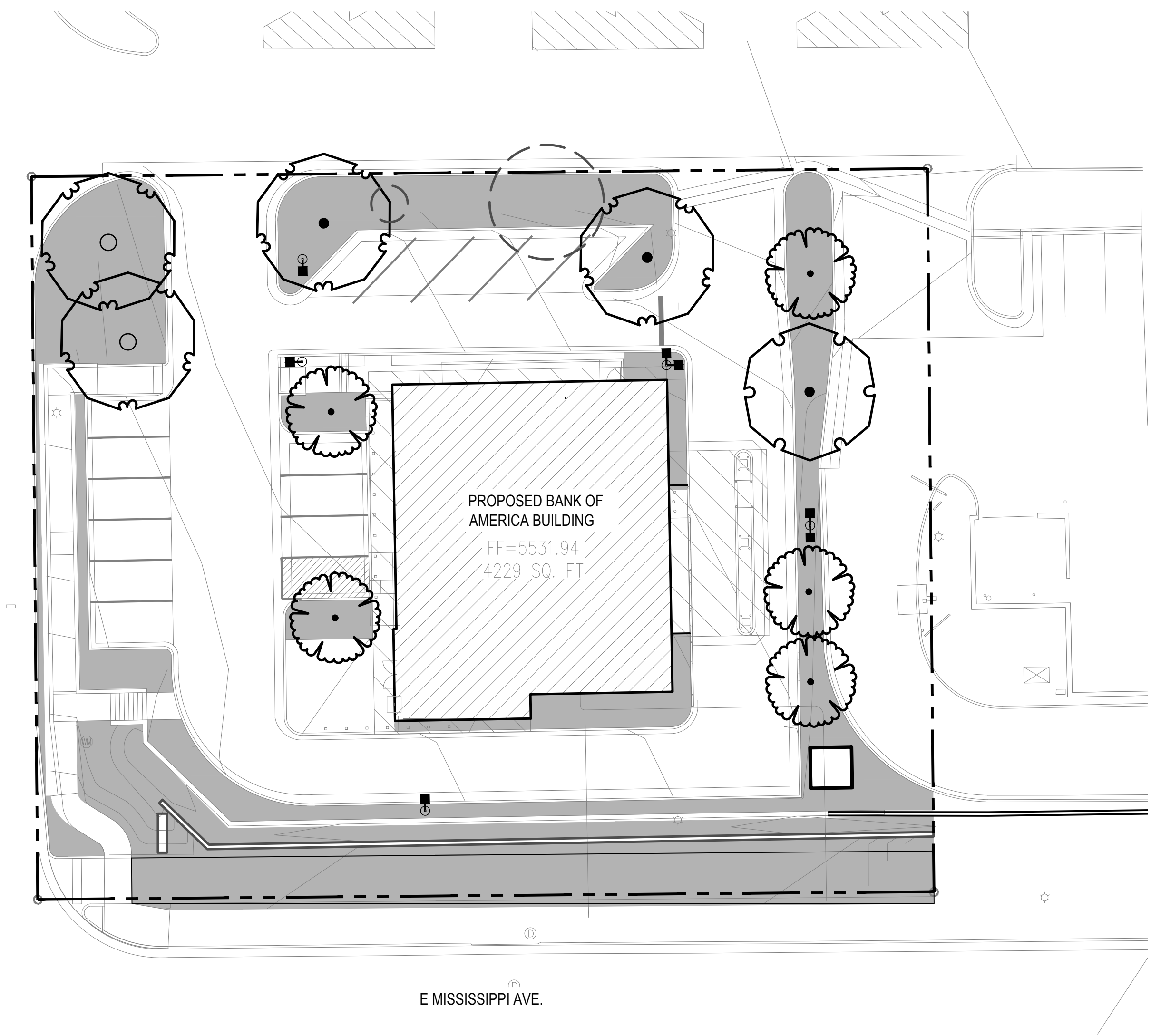
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NOTES AND SCHEDULE SHEET

LP-001

SHEET 7

HYDROZONE MAP



HYDROZONE TABLE

TAP #1 PERMANENT TAP	
WATER USE TYPE	AREA (SF)
HIGH WATER USE	0 SF
LOW WATER USE	8,689 SF
Z-TAP ZONE	0 SF
TOTAL IRRIGATED AREA	8,689 SF

LEGEND

- DECIDUOUS TREES - N.T.S.
- EXISTING TREES TO REMAIN - N.T.S.
- LOW WATER USE: SHRUB BED
- HIGH WATER USE: TURFGRASS
- PROPERTY LINE
- EDGER



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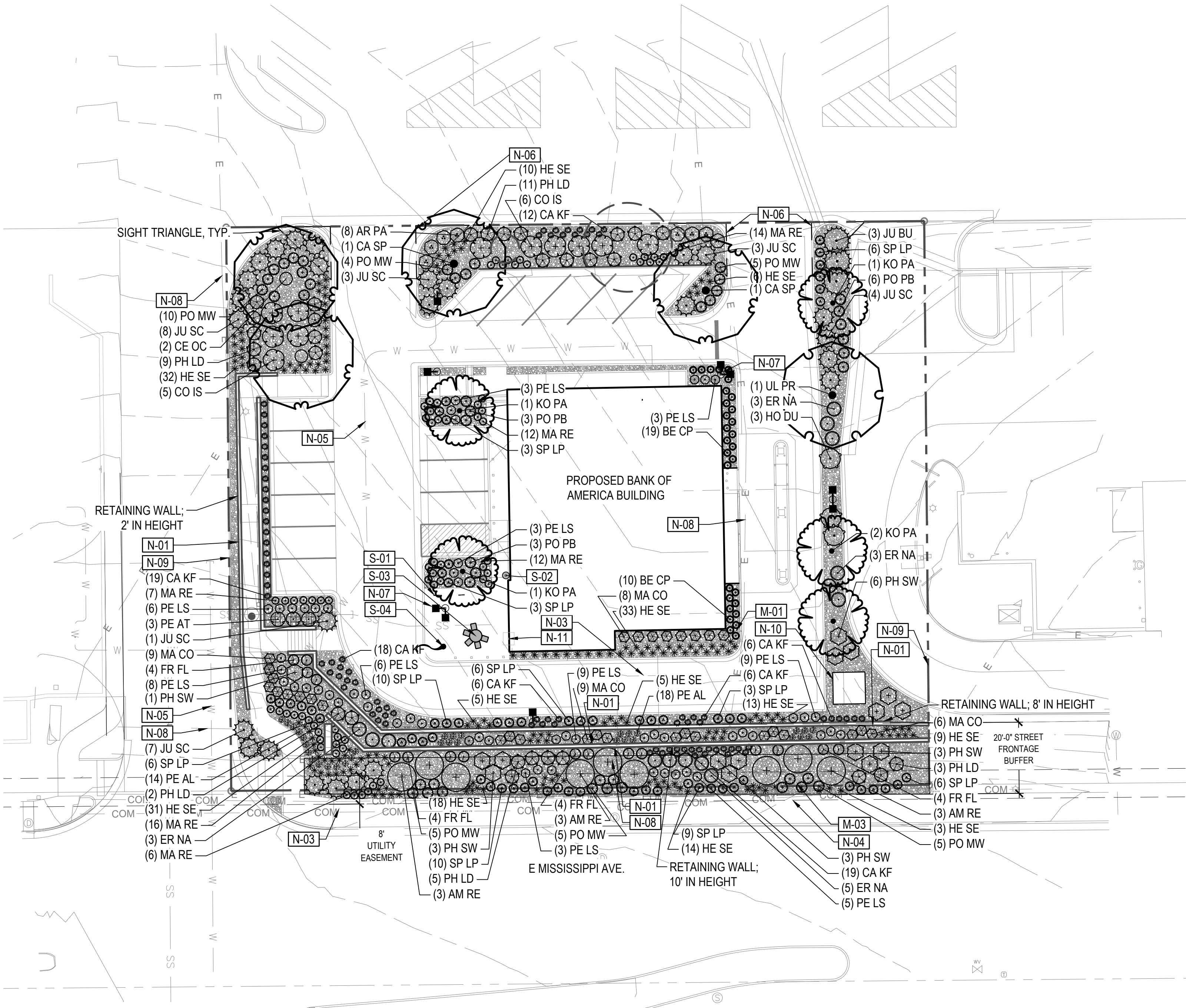
Owner Approval
47BACX.1104.021
Job No.

1" = 20'-0"
Scale

HYDROZONE SHEET

LP-002

SHEET 8



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
DECIDUOUS CANOPY TREES		
	UL PR	AMERICAN ELM
	CE OC	COMMON HACKBERRY
	KO PA	GOLDENRAIN TREE
	CA SP	NORTHERN CATALPA
DECIDUOUS SHRUBS		
	BE CP	CRIMSON PYGMY BARBERRY
	ER NA	DWARF BLUE RABBITBRUSH
	CO IS	ISANTI REDOSIER DOGWOOD
	PH LD	LITTLE DEVIL™ DWARF NINEBARK
	SP LP	LITTLE PRINCESS JAPANESE SPIREA
	PE LS	LITTLE SPIRE RUSSIAN SAGE
	PO MW	MCKAY'S WHITE BUSH CINQUEFOIL
	PO PB	PINK BEAUTY POTENTILLA
	AM RE	REGENT SERVICEBERRY
	HO DU	ROCK SPIREA
	PE AT	RUSSIAN SAGE
	PH SW	SUMMER WINE® NINEBARK
	FR FL	TALL FERNLEAF BUCKTHORN
EVERGREEN SHRUBS		
	JU BU	BUFFALO JUNIPER
	MA CO	COMPACT OREGON GRAPE
	MA RE	CREEPING OREGAN GRAPE
	AR PA	PANCHITO MANZANITA
	JU SC	SCANDIA JUNIPER
ORNAMENTAL GRASSES		
	HE SE	BLUE OAT GRASS (AVENA)
	PE AL	HAMELN FOUNTAIN GRASS
	CA KF	KARL FOERSTER FEATHER REED GRASS

MATERIALS AND AMENITIES

SYMBOL	DESCRIPTION
	M-01 ROCK MULCH
	M-02 STEEL EDGER
SYMBOL	DESCRIPTION
	S-01 BIKE RACK
	S-02 LITTER BIN, TYP.
	S-03 CAFE TABLE
	S-04 FLAGPOLE
	EXISTING TREES TO REMAIN - N.T.S.

KEY NOTES

NOTATION			
CODE	DESCRIPTION	DETAIL	DETAIL
N-01	RETAINING WALL		RE: CIVIL
N-02	STORMWATER SEWER, TYP.		RE: CIVIL
N-03	GAS EASEMENT, TYP.		RE: CIVIL
N-04	8' UTILITY EASEMENT, TYP.		RE: CIVIL
N-05	WATER LINE, TYP.		RE: CIVIL
N-06	SIGHT TRIANGLE, TYP.		RE: CIVIL
N-07	LIGHTING, TYP.		RE: CIVIL
N-08	ELECTRICAL LINE, TYP.		RE: CIVIL
N-09	PROPERTY LINE, TYP.		RE: CIVIL
N-10	TRANSFORMER, TYP.		RE: CIVIL
N-11	KNOX BOX		RE: CIVIL

AURORA PLAZA - CO1 - 152

SWC CHAMBERS AND MISSISSIPPI AURORA, CO

SERIAL NUM./MANH. ID: CO1-152
VERSION:
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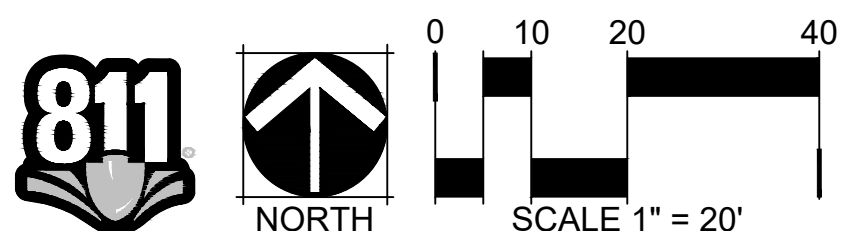
DELTA	ISSUE	DESCRIPTION	DATE
1		INITIAL DEVELOPMENT PLAN SUBMITTAL	09/19/24
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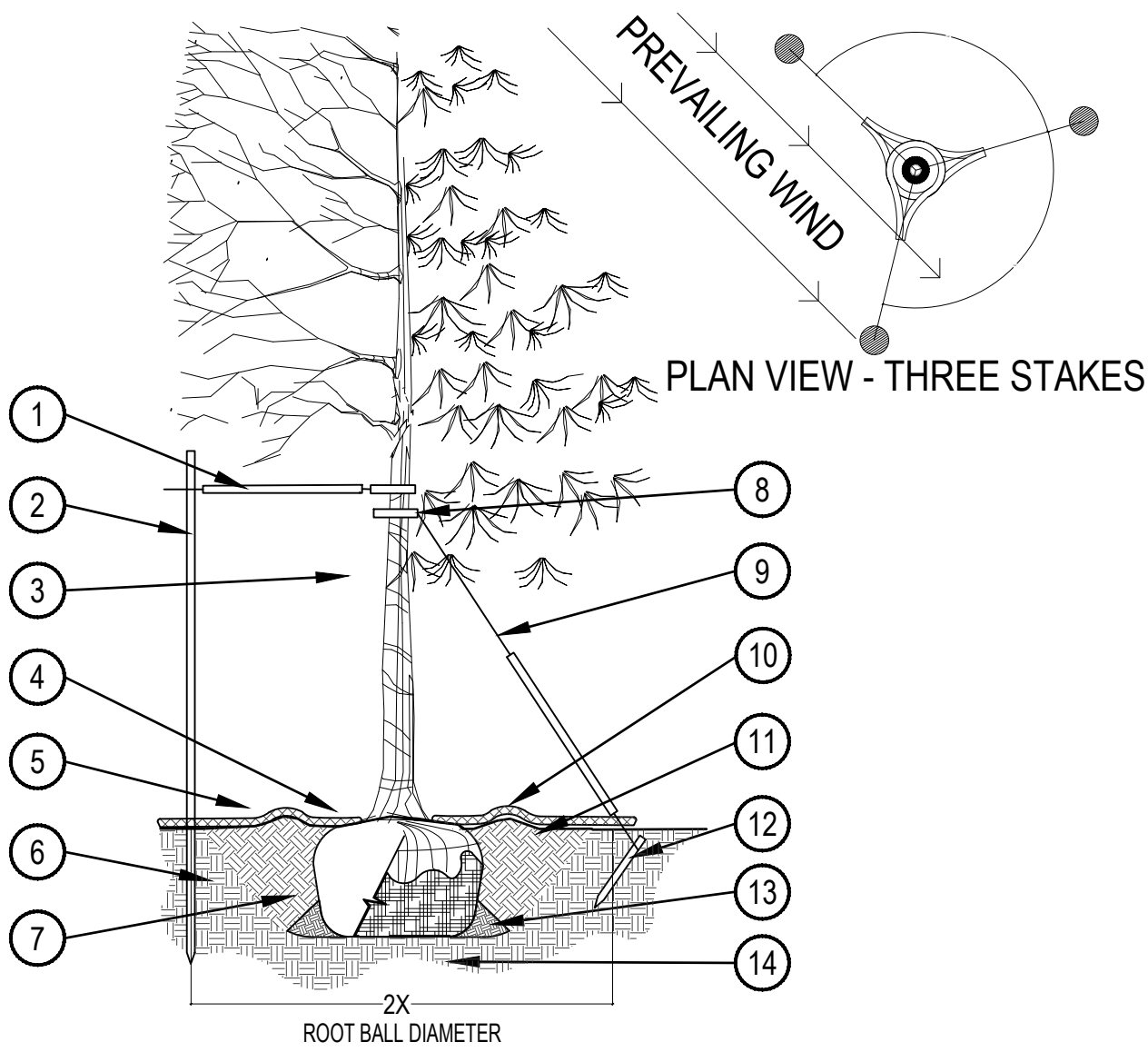
Owner Approval
47BACX.1104.021
Job No.

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Scale

LANDSCAPE PLAN

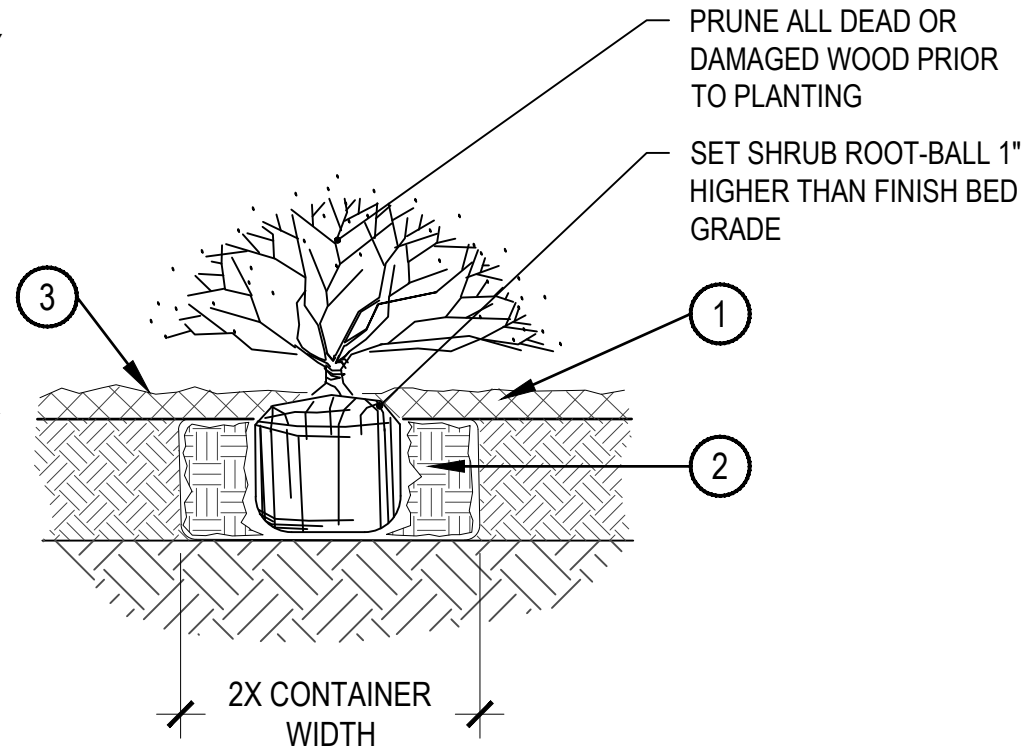
LP-101





- Pruning notes:**
1. All pruning shall comply with ansi a300 standards.
 2. Do not heavily prune the tree at planting. Prune only crossover limbs, co-dominant leaders and broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- Staking notes:**
1. Stake trees per following schedule, then remove at end of first growing season. 1.1 1-1/2" caliper size - min. 1 stake on side
E-016; of prevailing wind (generally n.w. side)
1.2 1-1/2" - 3" caliper size - min. 2 stakes - one On n.w. side, one on s.w. side (or prevailing Wind side and 180° from that side)
1.3 3" caliper size and larger - 3 stakes Per diagram
 2. Wire or cable shall be min. 12 gauge, tighten wire or cable only enough to keep from slipping. Allow for some trunk movement. Nylon straps shall be long enough to accommodate 1-1/2" of growth and buffer all branches from wire.

1. PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.



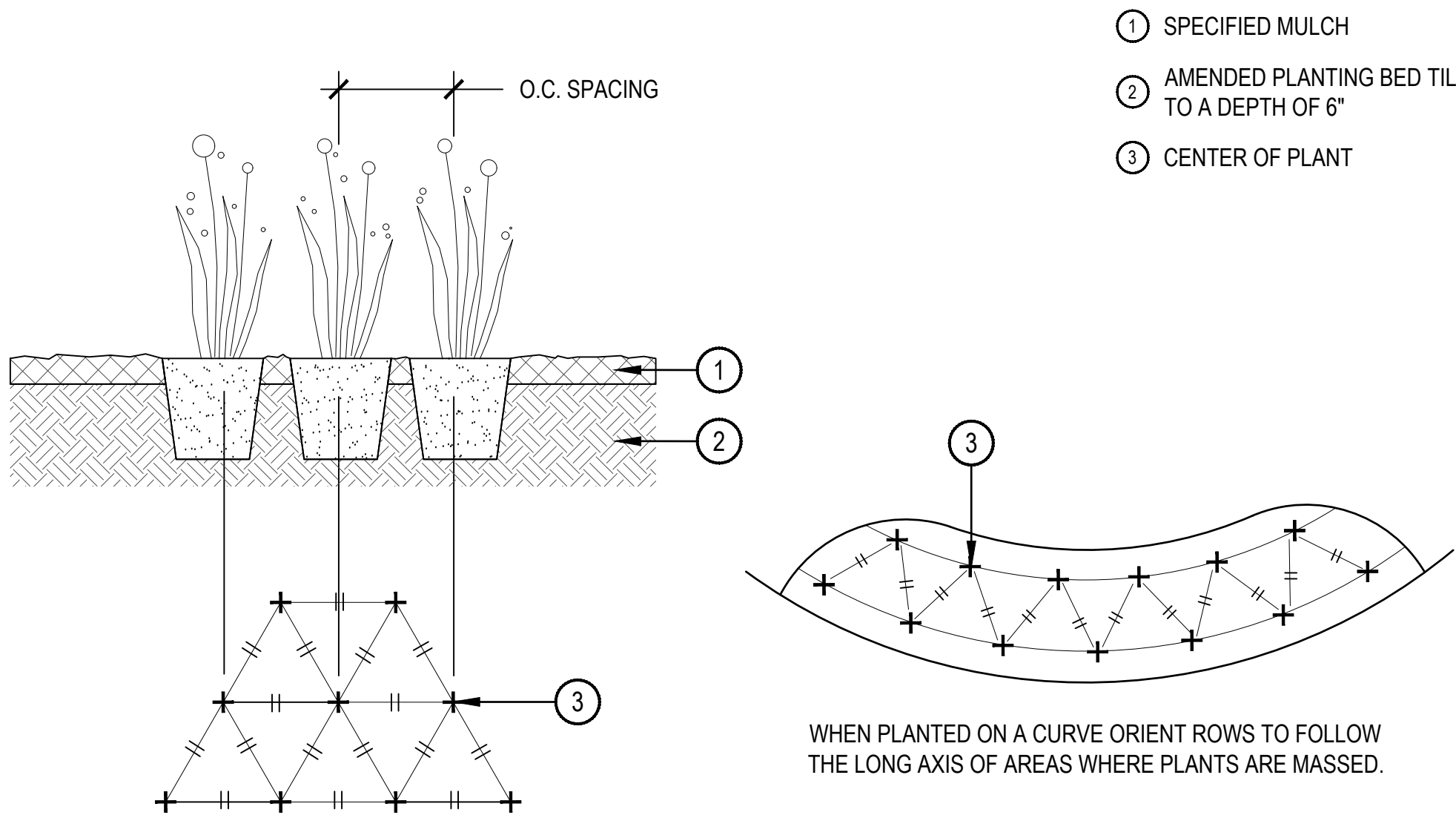
1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)

Note:

1. Broken or crumbling root-balls will be rejected
2. Care should be taken not to damage the shrub or root-ball when removing it from its container
3. All junipers should be planted so the top of the root-ball occurs above the finish grade of the mulch layer
4. Dig plant pit twice as wide and high as the container

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

4 BIKE RACK

NTS



1. MANUFACTURED BY LANDSCAPE FORMS, WWW.LANDSCAPEFORMS.COM
2. MODEL: CAROUSEL DINING HEIGHT BACKED, 5 SEAT, PERFORATED, CATENA POWDERCOAT
3. COLOR: SILVER
4. SURFACE MOUNT PER MANUFACTURERS SPECIFICATIONS

6 PICNIC TABLE

NTS

2 SHRUB PLANTING

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



1. MANUFACTURED BY BELSON OUTDOORS, WWW.BELSON.COM
2. ARCHTEC SERIES PARKVIEW 4 WASTE RECYCLERS, MODEL: DC-728501
3. POWDERCOATED STEEL
4. COLOR: BLACK AND BLUE
5. SIZE: 23-1/4" Dia X 34" H
6. BOLT-DOWN HARDWARE INCLUDED

5 LITTER RECEPTACLE

NTS

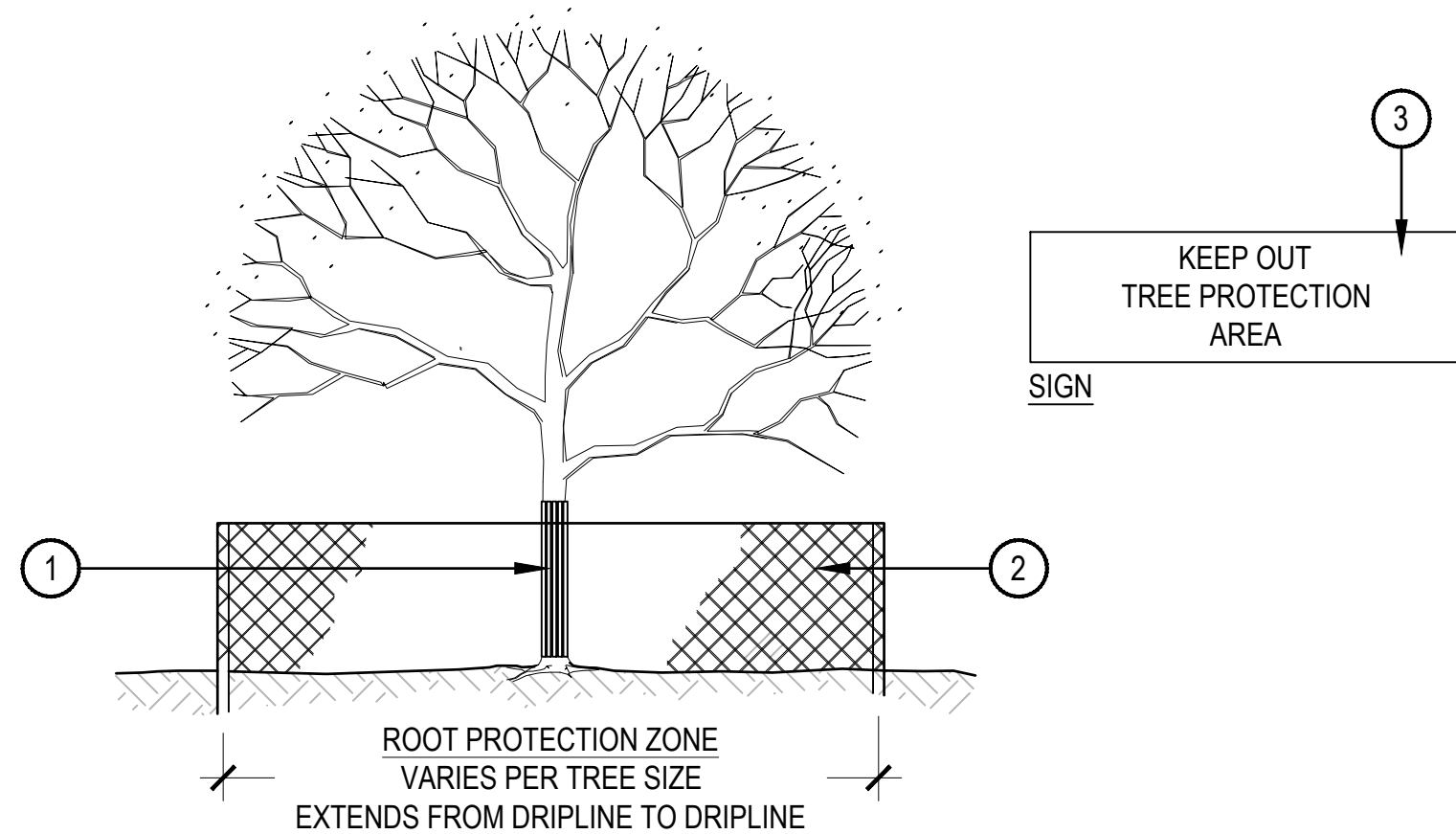
DELTA	ISSUE	DESCRIPTION	DATE
1		INITIAL DEVELOPMENT PLAN SUBMITTAL	09/19/24
2		DEVELOPMENT PLAN SUBMITTAL	12/20/24

03/2024 1:12:28 PM

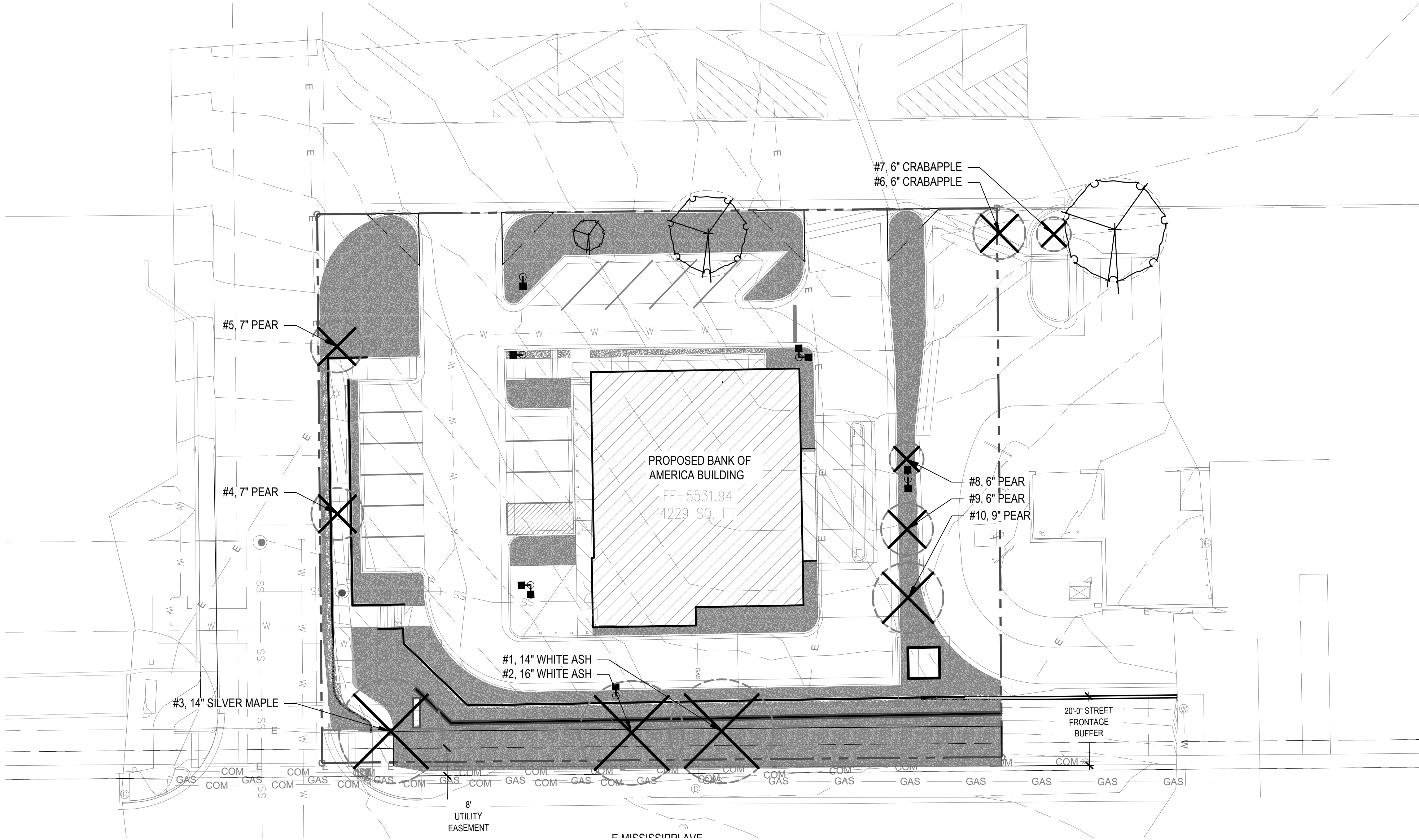
1 TREE PROTECTION

NOTES:

1. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
3. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
4. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
5. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRILINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



1. **TRUNK PROTECTION - 1"**
BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
2. **BRANCH PROTECTION -**
PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRILINE MINIMUM.
3. **PLACE SIGNS EVERY 50', PLACE**
SIGNS WHERE VISIBLE, ATTACH TO FENCING.



Tree Mitigation Table				
Tree Number	Species	Diameter	Mitigation Value	Mitigation Inches
1	White Ash	14	\$828.85	6
2	White Ash	16	\$539.30	3
3	Silver Maple	14	\$507.68	3
4	Pear	7	\$240.68	3
5	Pear	7	\$240.68	3
6	Crabapple	6	\$291.26	2
7	Crabapple	6	\$291.26	2
8	Pear	6	\$206.29	2
9	Pear	6	\$206.29	2
10	Pear	9	\$309.44	3
Total		91	\$2,939.71	29

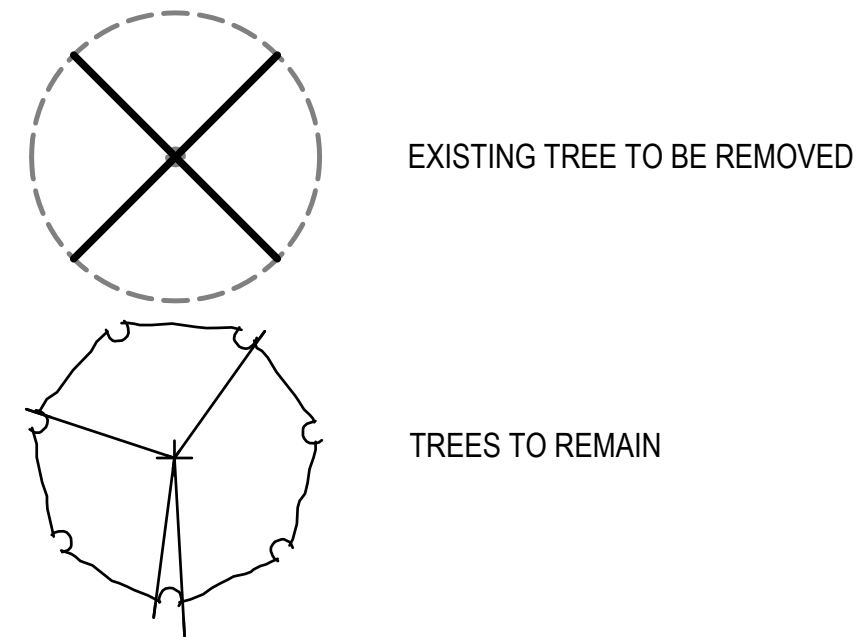
TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	T.E.'S NEEDED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION	T.E.'S PROVIDED
29"	11.6	0	58.2"	23.3

NOTES:

1. CALIPER INCHES ARE BEING REPLACED WITH T.E.'S FROM ADDITIONAL SHRUBS AND ORNAMENTAL GRASSES LOCATED THROUGHOUT THE SITE*
2. ANY TREES THAT ARE PRESERVED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL FOLLOW THE STANDARD DETAILS FOR TREE PROTECTION PER THE CURRENT PARKS, RECREATION, & OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL.

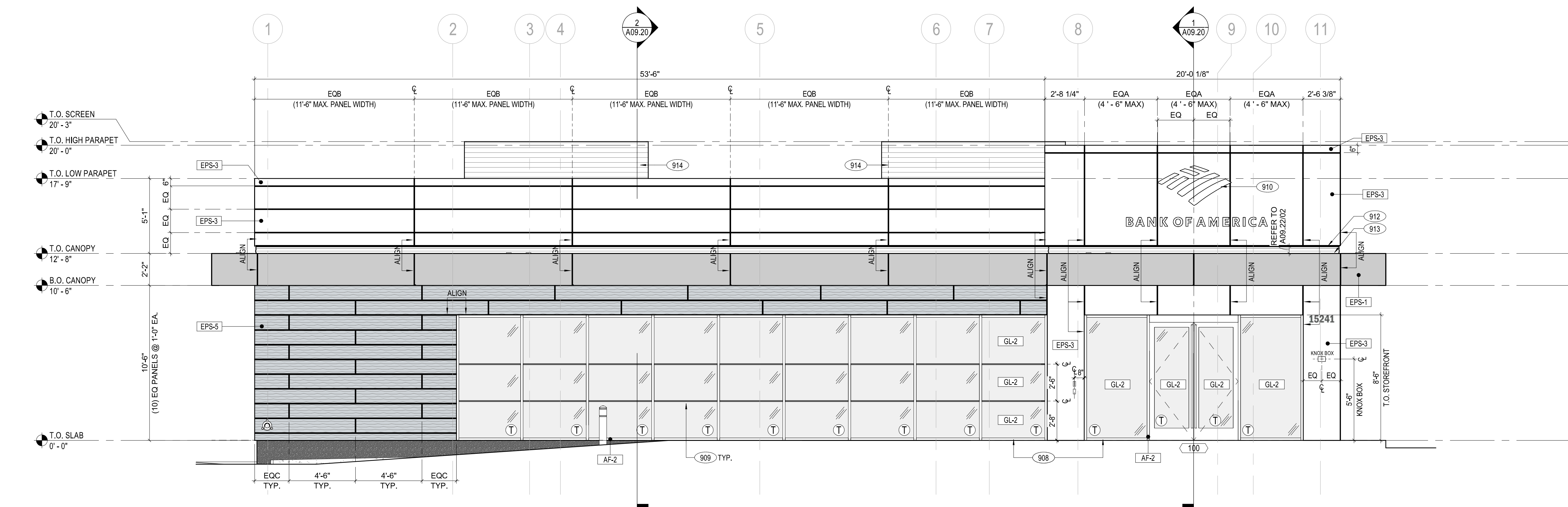
LEGEND



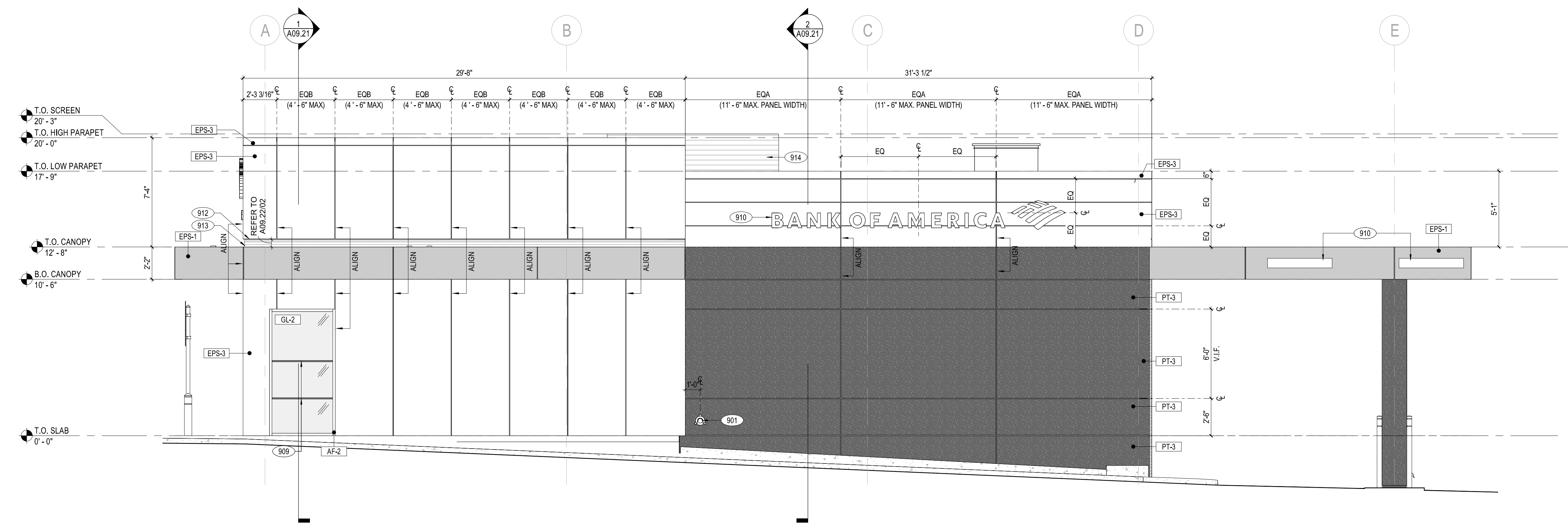
EXISTING TREE TO BE REMOVED

TREES TO REMAIN

DELTA	ISSUE	DESCRIPTION	DATE
1		INITIAL DEVELOPMENT PLAN SUBMITTAL	09/19/24
2		DEVELOPMENT PLAN SUBMITTAL	12/20/24



①	EXTERIOR ELEVATION - WEST		PRIMARY ELEVATION	
	1/4" = 1'-0"			
			MATERIAL CALCULATIONS:	
EPS-1			172 SF	= 12.4%
EPS-3			501 SF	= 36.2%
EPS-5			223 SF	= 16.1%
GLAZING			466 SF	= 33.7%
STUCCO			23 SF	= 1.6%
TOTAL			1385 SF	



2	EXTERIOR ELEVATION - SOUTH	PRIMARY ELEVATION	
	1/4" = 1'-0"	MATERIAL CALCULATIONS:	
		EPS-1	120 SF = 9.3%
		EPS-3	663 SF = 51.5%
		EPS-5	0 SF = 0.0%
		GLAZING	38 SF = 2.9%
		STUCCO (PT-3)	467 SF = 36.3%
		TOTAL	1288 SF

KEYNOTES

NO.	DESCRIPTION
901	THROUGH WALL OVERFLOW DRAIN.
908	SEALANT COLOR TO MATCH ALUMINUM STOREFRONT FRAME SYSTEM.
909	DISTRACTION DECAL (BY SIGN VENDOR).
910	SIGN BY BANK VENDOR. REFER TO VENDOR DRAWINGS FOR FURTHER INFORMATION.
912	END OF METAL PANEL.
913	STAINLESS STEEL FLASHING. FINISH SHALL MATCH FINISH OF METAL PANEL ABOVE.
914	RTU SCREEN.

BANK OF AMERICA

AURORA PLAZA

15241 E MISSISSIPPI AVE
AURORA, CO 80012

SERIAL NUM./MANH. ID: C01-152
VERSION: 2.0
BULLETIN: Q2-2024

EXTERIOR FINISH SCHEDULE

ALUMINUM GLAZING FRAME	
AF-2	ALUMINUM STOREFRONT SYSTEM. COLOR: CLEAR ANODIZED ALUMINUM FINISH
GLAZING	
GL-2	1" CLEAR TEMPERED INSULATED GLAZING AS SPECIFIED
STUCCO/PLASTER	
PT-3	PARFX USA PREMIER STUCCO - PARFX ARMOURWALL 3000 STUCCO ASSEMBLY. COLOR: BENJAMIN MOORE CHARCOAL SLATE FLAT
STUCCO ACCESSORIES	
(PAINTED TO MATCH STUCCO)	
SA-2	NARROW CHANNEL SCREED AS SPECIFIED, PAINTED TO MATCH STUCCO FINISH COLOR
EXTERIOR CLADDING SYSTEM	
EPS-1	CITADEL ENVELOPE 2000 RAINSCREEN (RS). FINISH: CITADEL CLEAR ANODIZED SATIN
EPS-3	CITADEL ENVELOPE 2000 RAINSCREEN (RS). FINISH: CITADEL ARCTIC WHITE SATIN
EPS-5	PURE+FREEFORM HORIZONTAL FLUSH WALL METAL PANEL SYSTEM. FINISH: ROMA NOCE #SN043 SATIN
FLASHING BASE	
SS-1	BRAKE METAL BASE AT PT-3 COLOR SHALL MATCH WALL FINISH PER SAMPLE
SS-2	BRAKE METAL BASE AT EPS-3/EPS-3A COLOR SHALL MATCH WALL FINISH PER SAMPLE
SS-3	BRAKE METAL BASE AT EPS-5 COLOR SHALL MATCH WALL FINISH PER SAMPLE
EXTERIOR PAINT	
(PAINTED TO MATCH STUCCO)	
EXP1-17	BENJAMIN MOORE CHARCOAL SLATE FLAT

EXTERIOR SEALANT COLOR	
GLAZING AT STOREFRONT	BLACK
METAL PANEL/SIDING TO METAL PANEL/SIDING	MATCH CLIP
WINDOW FRAME/ STOREFRONT TO STUCCO	MATCH FRAME
METAL PANEL/SIDING TO STUCCO	MATCH STUCCO
METAL PANEL/SIDING TO STOREFRONT	MATCH FRAME

5	ISSUED FOR CD 90% REVIEW	11.01.2024
4	ISSUED FOR DD FINAL	07.10.2024
3	ISSUED FOR DD 90% REVIEW	06.24.2024
2	ISSUED FOR COE REVIEW	04.26.2024
1	ISSUED FOR SD FINAL	04.23.2024

DELTA	ISSUE	DESCRIPTION	DATE
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IA INTERIOR ARCHITECTS

DENVER
175 15TH ST. 3RD FLOOR
DENVER, CO 80202
TEL 303-672-8500

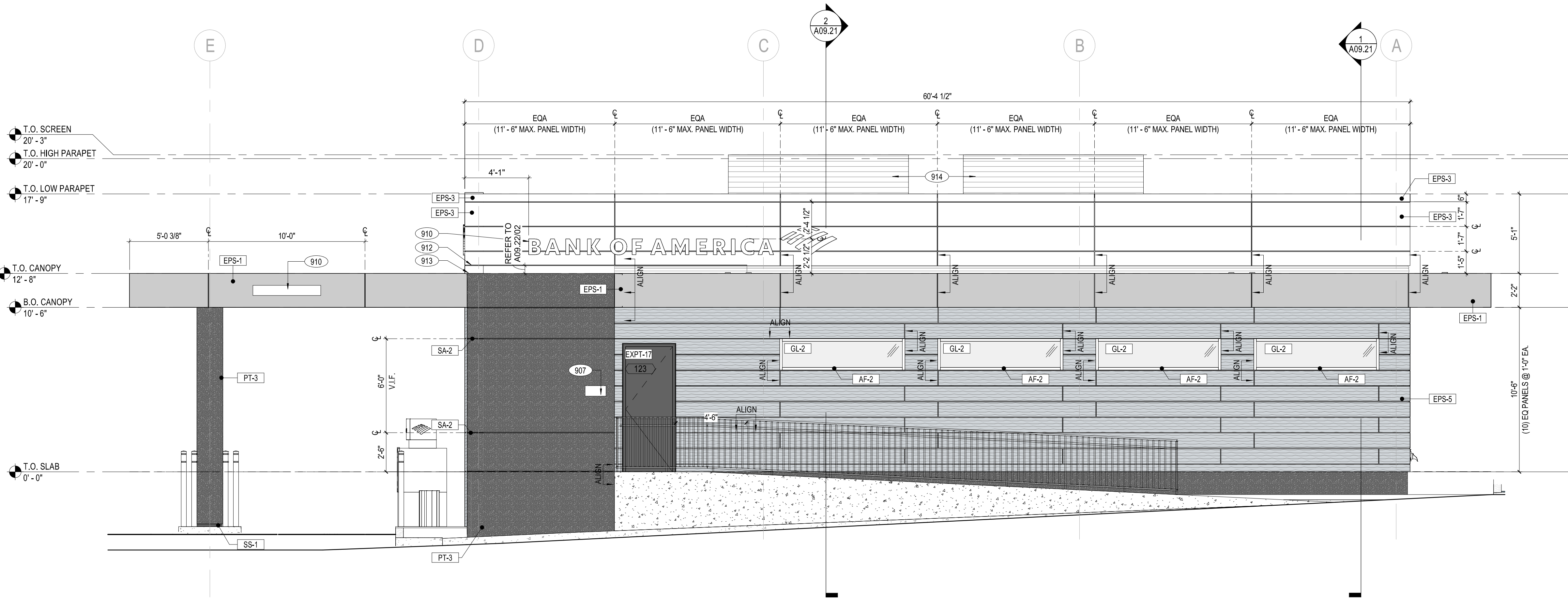
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Owner Approval
478ACK.1104.032 As indicated
Job No. Scale

EXTERIOR ELEVATIONS

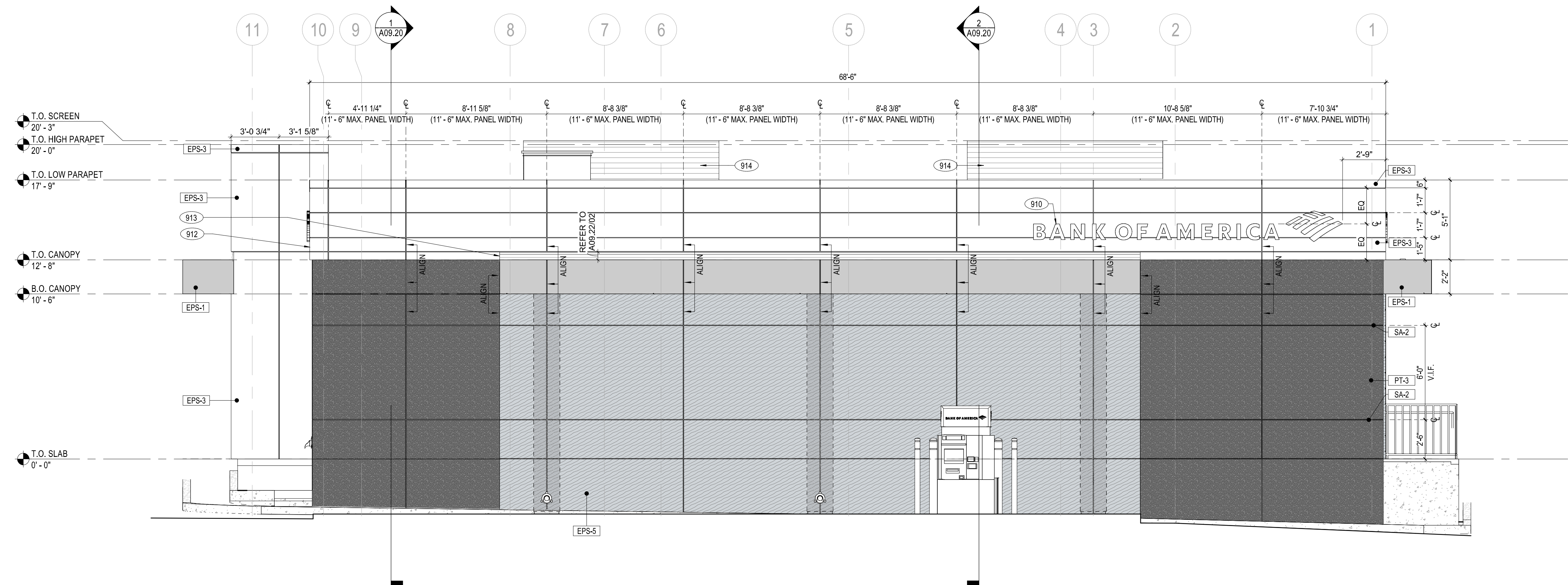
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SHEET 12



1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

MATERIAL CALCULATIONS:	
EPS-1	168 SF = 13.6%
EPS-3	307 SF = 25.0%
EPS-5	470 SF = 38.2%
GLAZING	64 SF = 5.2%
STUCCO	222 SF = 18.0%
TOTAL	1231 SF



2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

MATERIAL CALCULATIONS:	
EPS-1	102 SF = 6.5%
EPS-3	462 SF = 29.4%
EPS-5	565 SF = 35.8%
GLAZING	0 SF = 0.0%
STUCCO	445 SF = 28.3%
TOTAL	1574 SF

KEYNOTES

NO.	DESCRIPTION
907	NO SMOKING SIGN
910	SIGN BY BANK VENDOR. REFER TO VENDOR DRAWINGS FOR FURTHER INFORMATION.
912	END OF METAL PANEL
913	STAINLESS STEEL FLASHING. FINISH SHALL MATCH FINISH OF METAL PANEL ABOVE.
914	RTU SCREEN

BANK OF AMERICA

AURORA PLAZA

15241 E MISSISSIPPI AVE
AURORA, CO 80012

SERIAL NUM./MANH. ID: C01-152
VERSION: 2.0
BULLETIN: Q2-2024

EXTERIOR FINISH SCHEDULE

ALUMINUM GLAZING FRAME

AF-2 ALUMINUM STOREFRONT SYSTEM COLOR: CLEAR ANODIZED ALUMINUM FINISH

GLAZING

GL-2 1" CLEAR TEMPERED INSULATED GLAZING AS SPECIFIED

STUCCO/PLASTER

PT-3 PAREX USA PREMIER STUCCO - PAREX ARMOURWALL 3000 STUCCO ASSEMBLY
COLOR: BENJAMIN MOORE CHARCOAL SLATE FLAT

STUCCO ACCESSORIES

(PAINTED TO MATCH STUCCO)

SA-2 NARROW CHANNEL SCREED AS SPECIFIED, PAINTED TO MATCH
STUCCO FINISH COLOR

EXTERIOR CLADDING SYSTEM

EPS-1 CITADEL ENVELOPE 2000 RAINSCREEN (RS),
FINISH: CITADEL CLEAR ANODIZED SATIN

EPS-3 CITADEL ENVELOPE 2000 RAINSCREEN (RS),
FINISH: CITADEL ARCTIC WHITE SATIN

EPS-5 PURE+FREEFORM HORIZONTAL FLUSH WALL METAL
PANEL SYSTEM. FINISH: ROMA NOCE #SN043 SATIN

FLASHING BASE

SS-1 BRAKE METAL BASE AT PT-3 COLOR SHALL MATCH WALL FINISH PER SAMPLE

SS-2 BRAKE METAL BASE AT EPS-3/EPS-3A COLOR SHALL MATCH WALL FINISH PER
SAMPLE

SS-3 BRAKE METAL BASE AT EPS-5 COLOR SHALL MATCH WALL FINISH PER SAMPLE

EXTERIOR PAINT

(PAINTED TO MATCH STUCCO)

EXP-17 BENJAMIN MOORE CHARCOAL SLATE FLAT

EXTERIOR SEALANT COLOR

GLAZING AT STOREFRONT

METAL PANEL/SIDING TO METAL PANEL/SIDING

WINDOW FRAME/ STOREFRONT TO STUCCO

METAL PANEL/SIDING TO STUCCO

METAL PANEL/SIDING TO STOREFRONT

BLACK
MATCH CLIP
MATCH FRAME
MATCH STUCCO
MATCH FRAME

NOT FOR
CONSTRUCTION

5	ISSUED FOR CD 90% REVIEW	11.01.2024
4	ISSUED FOR DD FINAL	07.10.2024
3	ISSUED FOR DD 90% REVIEW	06.24.2024
2	ISSUED FOR COE REVIEW	04.26.2024
1	ISSUED FOR SD FINAL	04.23.2024

DELTA ISSUE DESCRIPTION DATE

IA INTERIOR
ARCHITECTS

DENVER
175 15TH ST. 3RD FLOOR
DENVER, CO 80202
TEL 303-672-8500

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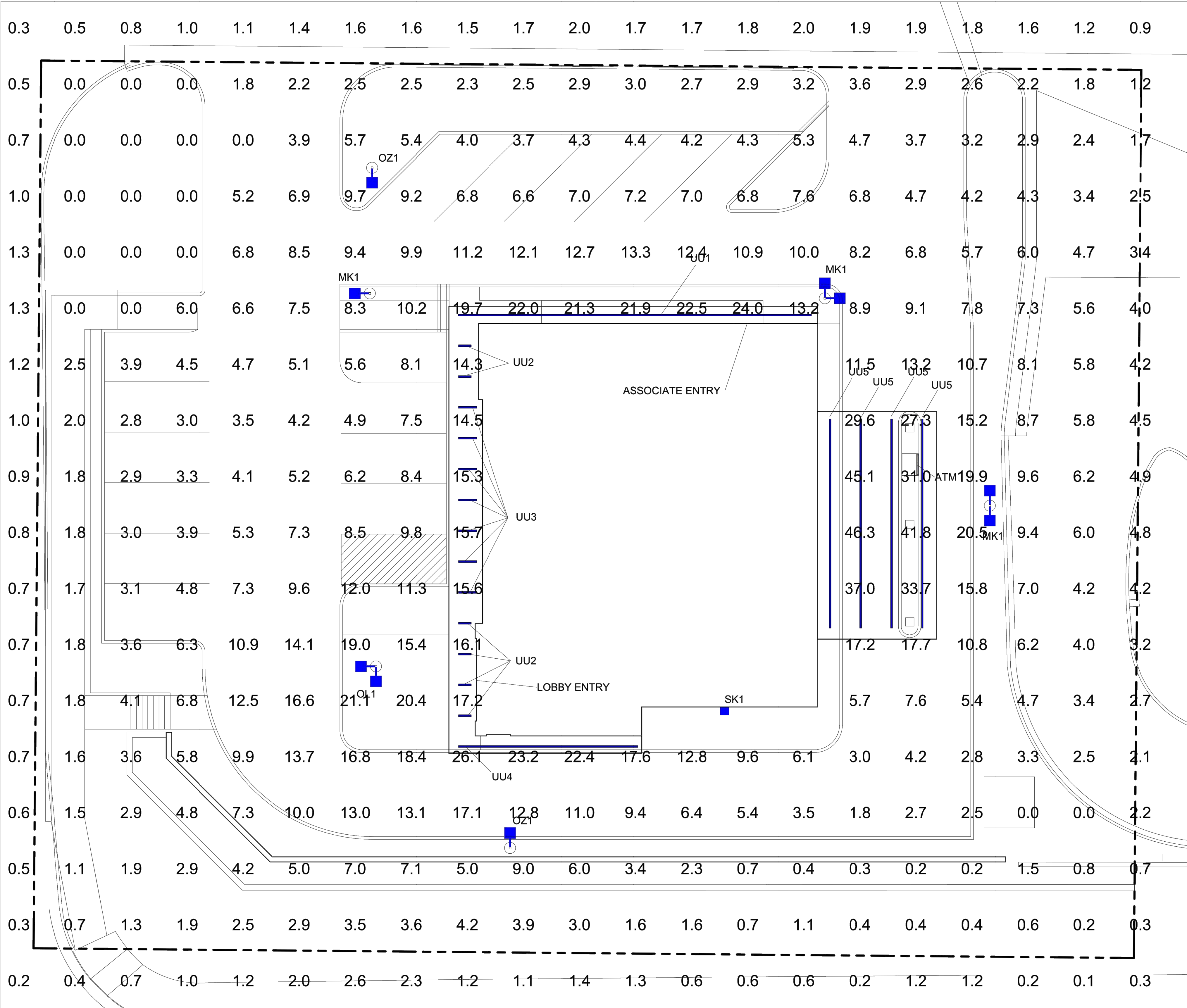
Owner Approval
478ACX.1104.032 As indicated
Job No. Scale

EXTERIOR ELEVATIONS

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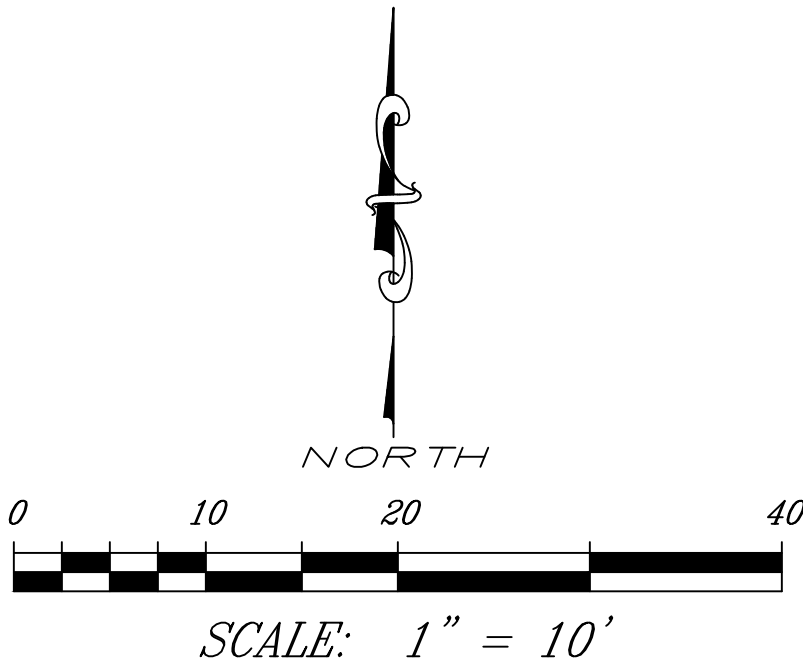
SHEET 13

TOTAL FIXTURE COUNT	TYPE	NOTES	MOUNTING HEIGHT
5	MK1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
2	OL1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
2	OZ1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
1	SK1	ADD NEW FIXTURE	9' - 0" AFG
15	UU1	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
6	UU2	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
7	UU3	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
8	UU4	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
36	UU5	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT



SITE NOTES:	EXISTING SITE CONDITIONS:
1. LIGHTING IS REQUIRED FOR COMPLIANCE AND WILL REQUIRE LANDLORD APPROVAL PRIOR TO INSTALLATION. BANK MUST HAVE LANDLORD AGREE TO LEAVE FIXTURES ON ALL HOURS OF DARKNESS. 2. INTERIOR LIGHTING TO BE DESIGNED BY OTHERS TO MEET BOA LOBBY LIGHTING STANDARDS.	1. EXISTING POLES - SQUARE - STEEL 2. EXISTING POLE BASES - 1' - 6", @ GRADE 3. EXISTING DRIVE THRU CEILING - HARD

PHOTOMETRIC PLAN



AURORA PLAZA - C01 - 152

SWC CHAMBERS AND
MISSISSIPPI
AURORA, CO

SERIAL NUM./MANH. ID: C01-152
VERSION:
BULLETIN: 01-2024

DELTA	ISSUE	DESCRIPTION	DATE
1		INITIAL DEVELOPMENT PLAN SUBMITTAL	05/30/24


Anderson & Hastings
Consultants Inc.
7175 W. Jefferson Ave., Suite 4350
Lakewood, Colorado 80235
(303)433-8486 • FAX (303)433-0408
e-mail: jvhastings@ahceinc.com
web site: www.ahceinc.com

Owner Approval
47BACX.1104.021
Job No. Scale

PHOTOMETRIC PLAN

E100

SHEET 14

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

TYPE OZ

OSQ-C-40L-40K-7B-UL-NM-BZ

Rev. Date: V9 01/20/2024

GO TO SEE NOTES BELOW

Product Description

The OSQ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, canyons, and other large-scale office complexes, pickleball courts, high-mast and internal roadways

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite™ Technology on 5000K Luminaires

Approved in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 85,000

Efficacy: Up to 171 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

*See <http://cree.com/lighting/warranty> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

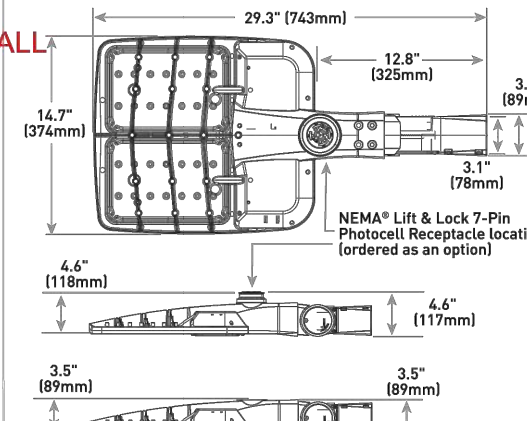
Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: Mount OSQ-M-L-C-AA-BK + OSQ-C-40L-40K-7B-UL-NM-BK

Mount (Luminaire must be ordered separately)*							
OSQ-							
Medium/Large Mounts OSQ-M-L-C-AA Adjustable Arm	Extra Large Mounts OSQ-EL-C-AA Adjustable Arm	Color Options	SV Silver	BZ Bronze	WB White		

OSQM - AA Mount











Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OS2K and additional mounts, refer to drawings on page 27.

GO TO REFERENCE PLANS FOR COLOR DESIGNATION

[illegible]

Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optics selection. Refer to Initial Delivered Lumen tables for specific lumen values.
 * Luminaires comes standard with 150° beam angle.
 ** Factory-installed backlight shades are integral to luminaires optic and may not be removed in the field. For field-installed backlight control, please refer to the External Backlight Shades in the accessory table on page Z.

US: creeighting.com (800) 236-6800

