

PROJECT PEARL AT PORTEOS

SITE PLAN

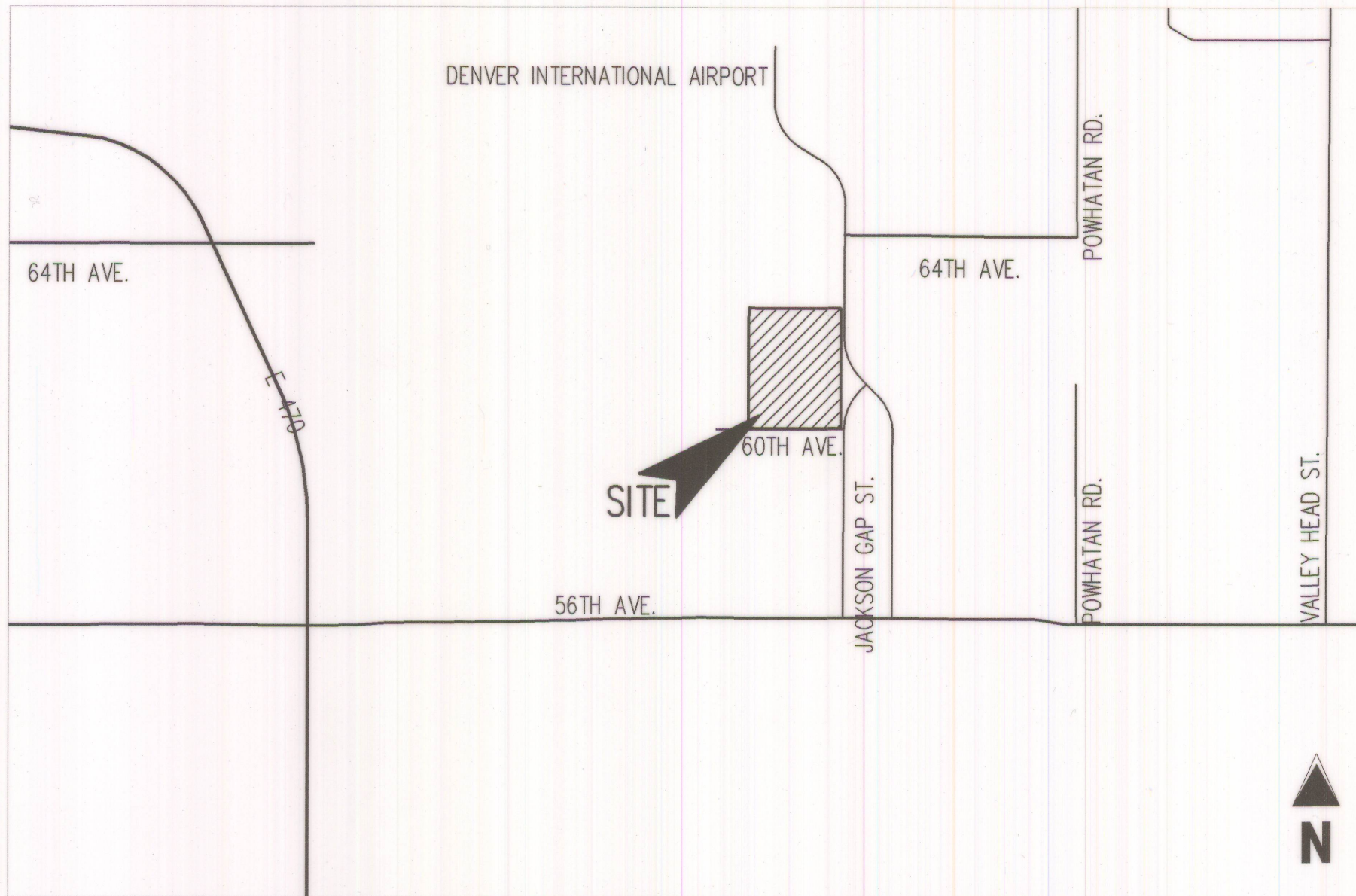
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

LOT 1 BLOCK 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH,

RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 500'

LIST OF CONTACTS

DEVELOPER  
RYAN COMPANIES  
533 S 3RD STREET, SUITE 100  
MINNEAPOLIS, MN 55415  
TEL: (612) 492-4341  
CONTACT: BLAKE PIOTTER  
EMAIL: BLAKE.PIOTTER@RYANCOMPANIES.COM

LANDSCAPE ARCHITECT  
GALLOWAY & COMPANY, INC.  
6162 S. WILLOW DR., SUITE 330  
GREENWOOD VILLAGE, COLORADO 80111  
TEL: (303) 770-8884  
CONTACT: TIM NELSON  
EMAIL: TIMNELSON@GALLOWAYUS.COM

ENGINEER  
GALLOWAY & COMPANY, INC.  
6162 S. WILLOW DR., SUITE 330  
GREENWOOD VILLAGE, COLORADO 80111  
TEL: (303) 770-8884  
CONTACT: SCOTT BROWN, P.E.  
EMAIL: SCOTTBROWN@GALLOWAYUS.COM

ARCHITECT  
RYAN COMPANIES  
533 S 3RD STREET, SUITE 100  
MINNEAPOLIS, MN 55415  
TEL: (612) 492-4341  
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EMAIL: BLAKE.PIOTTER@RYANCOMPANIES.COM

SHEET LIST

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	SITE PLAN
4	SITE PLAN
5	SITE PLAN
6	SITE PLAN
7	SITE DETAILS
8	SITE DETAILS
9	OVERALL GRADING PLAN
10	GRADING PLAN
11	GRADING PLAN
12	GRADING PLAN
13	GRADING PLAN
14	OVERALL UTILITY PLAN
15	UTILITY PLAN
16	UTILITY PLAN
17	UTILITY PLAN
18	UTILITY PLAN
19	OVERALL LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	LANDSCAPE PLAN
23	LANDSCAPE PLAN
24	LANDSCAPE PLAN
25	LANDSCAPE PLAN
26	LANDSCAPE PLAN
27	LANDSCAPE PLAN
28	LANDSCAPE DETAILS & NOTES
29	PHOTOMETRIC PLAN NORTH
30	PHOTOMETRIC PLAN SOUTH
31	PHOTOMETRIC DETAILS
32	OVERALL ELEVATIONS
33	ENLARGED WAREHOUSE ELEVATIONS
34	ENLARGED WAREHOUSE ELEVATIONS
35	ENLARGED OFFICE ELEVATIONS
36	VAN BUILDING ELEVATIONS
37	FUEL CANOPY ELEVATIONS

SITE DATA TABLE

	SF	AC	%	MAX BUILDING HEIGHT	2015 IBC OCCUPANCY	2015 IBC CONSTRUCTION TYPE	BUILDING SPRINKLERED?
LAND AREA WITHIN PROPERTY LINES	2,172,753	49.880	100%	-	-	-	-
TOTAL WAREHOUSING BUILDING COVERAGE	285,626	6.557	13.1%	56'	S1	2B	YES
VAN WASH BUILDING COVERAGE	2,546	0.059	0.1%	21'	B	2B	NO
VAN MAINTENANCE BUILDING COVERAGE	1,980	0.046	0.1%	20'	S1	2B	NO
TOTAL BUILDING COVERAGE	290,152	6.661	13.3%	-	-	-	-
HARD SURFACE AREA	651,118	19.948	29.9%	-	-	-	-
LANDSCAPE AREA	1,231,483	28.271	56.8%	-	-	-	-
PRESENT ZONING CLASSIFICATION	AD						
PARKING SPACES REQUIRED	410 (1 PER PEAK TIME EMPLOYEE)						
	PROPOSED NOW				FUTURE		
EMPLOYEE PARKING SPACES PROVIDED	533				118		
VAN SPACES PROVIDED	152				81		
TRAILER SPACES PROVIDED	60				80		
TRACTOR SPACES PROVIDED	59				-		
	REQUIRED				PROVIDED		
ACCESSIBLE SPACES	11 (2% OF TOTAL)				22		
VAN ACCESSIBLE SPACES	4				22		
LOADING SPACES	-				11		
BICYCLE PARKING SPACES	5% OF REQUIRED MOTOR VEHICLE SPACES = 21				22		
PROPOSED SIGNAGE	WALL SIGNAGE: 180 SF MONUMENT SIGNAGE: 38 SF/SIDE EACH MONUMENT SIGNAGE HEIGHT: 6'						
PERMITTED SIGNAGE PER UDO	WALL SIGNAGE: 455 SF (ONE SF OF SIGN AREA/LINEAR FEET OF BLDG FRONTAGE, FOR FIRST 200'. 1/2 SF OF SIGN AREA/LINEAR FEET OF BLDG FRONTAGE THEREAFTER) MONUMENT SIGNAGE: 100 SF MONUMENT SIGNAGE HEIGHT: 12'						

CITY OF AURORA SITE PLAN NOTES

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- "ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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 USED AND OCCUPANCY OF SAID EASEMENTS AND 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.
- 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.
- ALL BUILDINGS ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

LEGAL DESCRIPTION

LOT 1, BLOCK 1, THE APPROACH AT 34L SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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, 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 WHEREOF, KROGER 023 LLC, an Ohio limited liability company HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS 8<sup>th</sup> DAY OF April AD, 2021.

KROGER 023 INC., an Ohio Corporation, sole member

BY: Rich J. Landrum  
NAME: Rich J. Landrum  
ITS: Vice President



STATE OF OHIO )

COUNTY OF AMHILTON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF April AD, 2021.

BY Rich J. Landrum, Vice President of Kroger 023 Inc., an Ohio Corporation and sole member of Kroger 023 LLC, an Ohio limited liability company, on behalf of the corporation and limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL

Jennifer K. Gothard  
(NOTARY PUBLIC)



JENNIFER K. GOTHARD  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Expires No Expiration  
Date: Section 147.03 O.R.C.

MY COMMISSION EXPIRES

NOTARY BUSINESS ADDRESS:

CITY OF AURORA APPROVAL

CITY ATTORNEY: George S. Smith DATE: 6/15/21

PLANNING DIRECTOR: George S. Smith DATE: 6-14-2021

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

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

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

DATABASE APPROVAL DATE: 11/18/2020

RECORDER'S CERTIFICATE:

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

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 2021

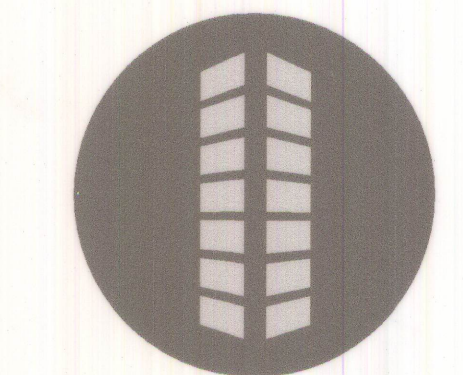
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

PROJECT PEARL AT PORTEOS 2020-6026-00

Galloway

6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com

PRELIMINARY  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



PROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

60TH AVE AND JACKSON GAP ST  
AURORA, CO

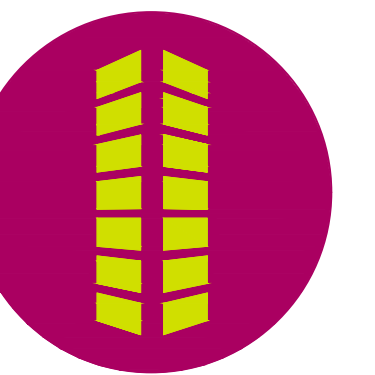
#	Date	Issue / Description	Init.
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COVER SHEET

1  
PROJECT PEARL AT PORTEOS 2020-6026-00



**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



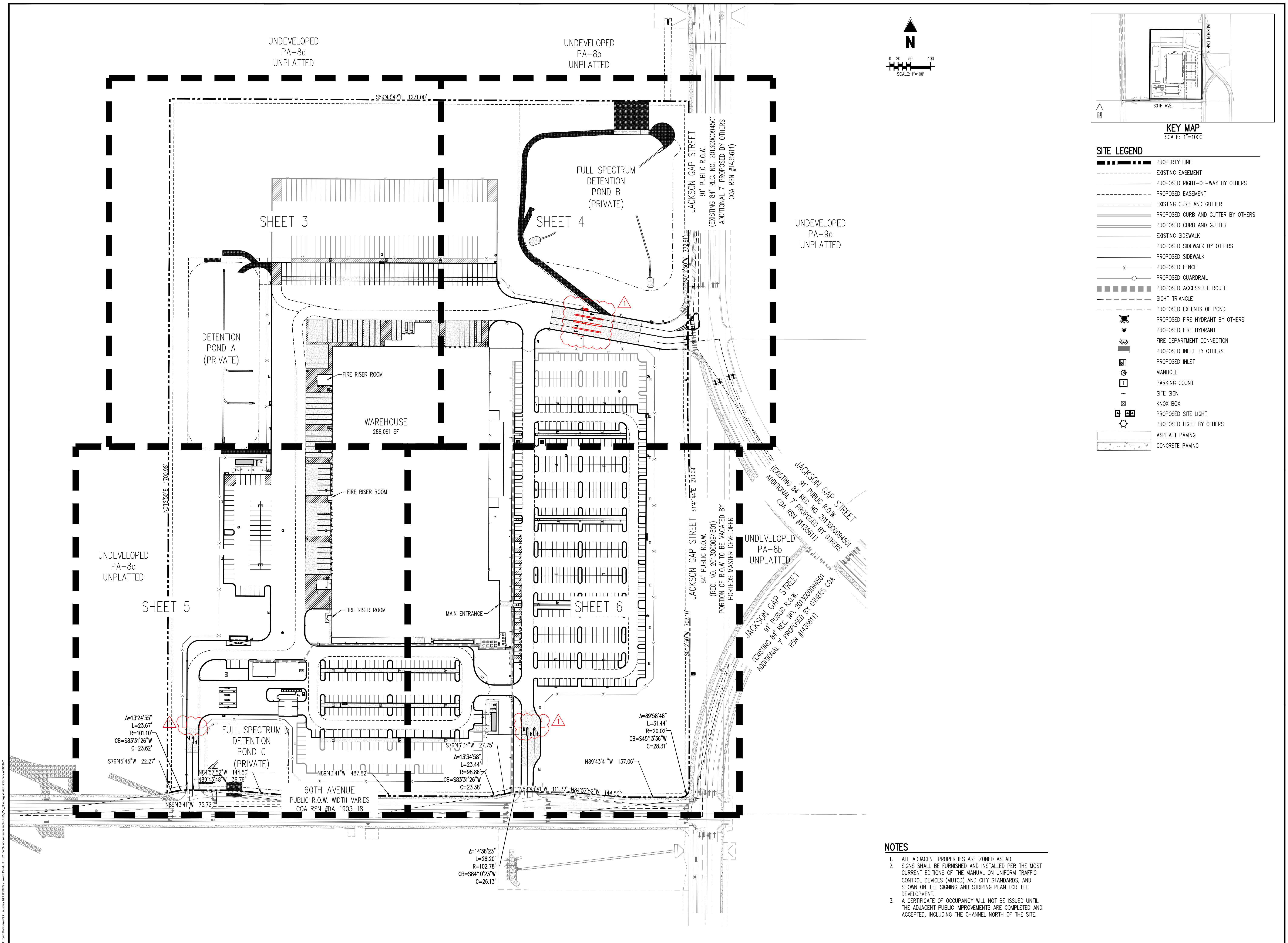
PROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

60TH AVE AND JACKSON GAP ST  
AURORA, CO

[illegible]

Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

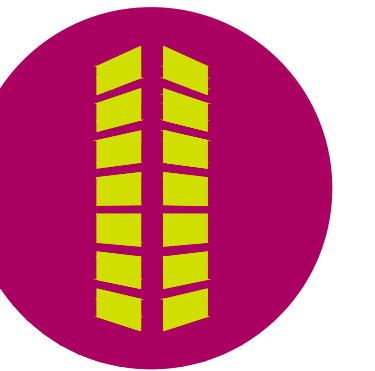
OVERALL SITE PLAN



PROJECT PEARL AT PORTEOS 2020-6026-00



**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



PROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

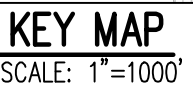
WITTENBERG AND JACKSON CHARTERS  
AURORA, CO

[illegible]

Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

## TE PLAN

3

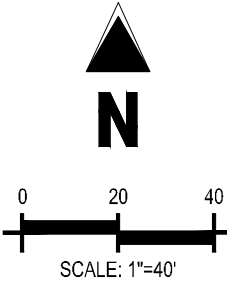


- 1 EXISTING RIGHT-OF-WAY
- 2 EXISTING FIRE HYDRANT
- 3 PROPOSED UTILITY EASEMENT BY OTHERS
- 4 PROPOSED RIGHT-OF-WAY BY OTHERS
- 5 PROPOSED FIRE HYDRANT BY OTHERS
- 6 PROPOSED CONCRETE WALK BY OTHERS
- 7 PROPOSED ACCESSIBLE HANDICAP RAMP BY OTHERS
- 8 EXISTING STORM SEWER MANHOLE
- 9 EXISTING STORM SEWER INLET
- 10 PROPOSED "RIGHT TURN ONLY" SIGN BY OTHERS
- 11 PROPOSED 10' WIDE GATE TO MATCH ADJACENT FENCE
- 12 PROPOSED STRIPING, 4" WIDE SOLID WHITE STRIPING @ 2'-0" O.C. @ 45'
- 13 PROPOSED FIRE AND ACCESS EASEMENT
- 14 PROPOSED DRAINAGE EASEMENT
- 15 PROPOSED CONCRETE WALK/PEDESTRIAN ACCESS. SIZE PER PLAN
- 16 PROPOSED CHASE DRAIN
- 17 PROPOSED STOP SIGN
- 18 PROPOSED PRIVATE FIRE HYDRANT
- 19 PROPOSED ACCESSIBLE HANDICAP RAMP
- 20 PROPOSED HANDICAP PARKING 9'X19'
- 21 PROPOSED ACCESSIBLE HANDICAP SIGN
- 22 PROPOSED ADA LOADING SPACE/ACCESS AISLE 9'X19'
- 23 PROPOSED ADA DETECTABLE WARNING PAD
- 24 PROPOSED STORM SEWER INLET
- 25 PROPOSED STORM SEWER MANHOLE
- 26 PROPOSED POND OUTLET STRUCTURE
- 27 PROPOSED CONCRETE FOREBAY
- 28 PROPOSED TRICKLE CHANNEL
- 29 PROPOSED POND MAINTENANCE ACCESS
- 30 PROPOSED CONCRETE SCREEN WALL
- 31 PROPOSED 6" BLACK MONTAGE CLASSIC FENCE
- 32 PROPOSED 30' MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE
- 33 PROPOSED 4' MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE
- 34 PROPOSED 12' MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE
- 35 PROPOSED GUARDRAIL PER CDOT DETAIL M-606-1
- 36 PROPOSED RAISED CONCRETE ISLAND
- 37 PROPOSED 12" AUTOMATIC SECURITY ARMLET & SUPPORT WITH APPROVED  
SIGNAL OPERATED SYSTEM, KNOX HARDWARE, MANUAL RELEASE AND CARD  
READER

- 38) PROPOSED STORM FLARED END SECTION
- 39) PROPOSED GUARD SHACK
- 40) PROPOSED MONUMENT SIGN
- 41) PROPOSED TRANSFORMER PAD
- 42) PROPOSED CCR WITH CONCRETE PAD
- 43) PROPOSED GENERATOR WITH ABOVE GROUND 408 GALLON DIESEL BELLY TANK
- 44) PROPOSED REMOTE FIRE DEPARTMENT CONNECTION  
WITH APPROVED KNOX CAPS OR PLUGS AND SIGN
- 45) PROPOSED KNOX BOX
- 46) PROPOSED BIKE RACKS - 11 U-RACKS PROVIDED (22 SPACES)
- 47) PROPOSED BOLLARD
- 48) PROPOSED SIGHT TRIANGLE
- 49) PROPOSED PATIO AREA INCLUDING SITE AMENITIES. SEE SITE DETAILS SHEET
- 50) PROPOSED STANDARD PARKING STALL 9'x19' (4" SOLID WHITE LINES)
- 51) PROPOSED VAN PARKING STALL 11'x22' OR 11'x20' (4" SOLID WHITE LINES)
- 52) PROPOSED TRACTOR PARKING STALL 12'x25' (4" SOLID WHITE LINES)
- 53) PROPOSED TRAILER PARKING STALL 12'x55' (4" SOLID WHITE LINES)
- 54) PROPOSED TRAILER DOCK 12.5'x65' (4" SOLID WHITE LINES)
- 55) PROPOSED FLUSH CURB IN FRONT OF ADA STALLS
- 56) PROPOSED DIRECTIONAL ARROWS
- 57) PROPOSED HEAVY CONCRETE FOR TRAILER LANDINGS
- 58) PROPOSED "FIRE ACCESS" SIGN
- 59) PROPOSED SINGLE COMPALEATED DOUBLE WALL UNDERGROUND STORAGE  
TANK (20,000 GALLON UNLEADED GASOLINE)
- 60) PROPOSED STEPS
- 61) PROPOSED NO PARKING FIRE LANE SIGN
- 62) PROPOSED CANOPY OVERHANG
- 63) PROPOSED FIRE RISER ROOM WITH SIGN NEXT TO DOOR
- 64) PROPOSED SOIL RIPRAP
- 65) PROPOSED NYLOPLAST INLET WITH SOLID LID
- 66) PROPOSED SITE LIGHT
- 67) PROPOSED ACCESSIBLE PARKING ACCESS RAMP
- 68) PROPOSED TRANSITION TO MOUNTABLE CURB FOR ACCESSIBLE PARKING  
ACCESS RAMP
- 69) PROPOSED UTILITY EASEMENT
- 70) PROPOSED MAIN BUILDING ENTRANCE
- 71) PROPOSED ACCESS EASEMENT
- 72) PROPOSED VAN DOCK 12.5' x 35' (4" SOLID WHITE LINES)
- 73) PROPOSED ROLL-AWAY TRASH COMPACTORS
- 74) PROPOSED PEDESTRIAN CROSSWALK STRIPING BY OTHERS

	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED RIGHT-OF-WAY BY OTHERS
	PROPOSED EASEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER BY OTHERS
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	PROPOSED SIDEWALK
	PROPOSED FENCE
	PROPOSED GUARDRAIL
	PROPOSED ACCESSIBLE ROUTE
	SIGHT TRIANGLE
	PROPOSED EXTENTS OF POND
	PROPOSED FIRE HYDRANT BY OTHERS
	PROPOSED FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	PROPOSED INLET BY OTHERS
	PROPOSED INLET
	MANHOLE
	PARKING COUNT
	SITE SIGN
	KNOX BOX
	PROPOSED SITE LIGHT
	PROPOSED LIGHT BY OTHERS
	ASPHALT PAVING
	CONCRETE PAVING

1. ALL ADJACENT PROPERTIES ARE ZONED AS AD.
2. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
3. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE ADJACENT PUBLIC IMPROVEMENTS ARE COMPLETED AND ACCEPTED, INCLUDING THE CHANNEL NORTH OF THE SITE.



MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

UNDEVELOPED  
PA-8a  
UNPLATTED

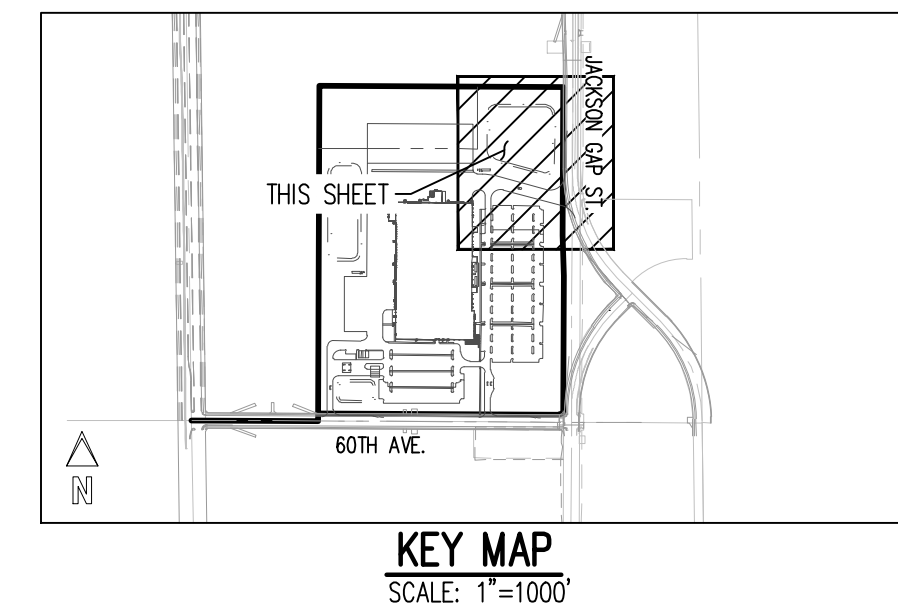
S89°43'42"E 1271.00

UNDEVELOPED  
PA-8a  
UNPLATTED

DETENTION  
POND A  
(PRIVATE)

**WAREHOUSE**  
286,091 SF



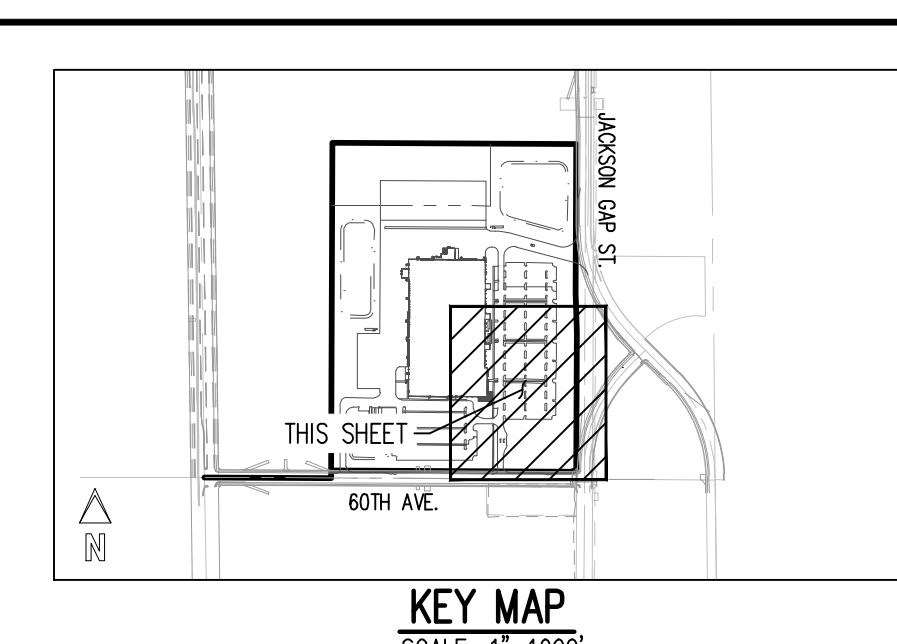
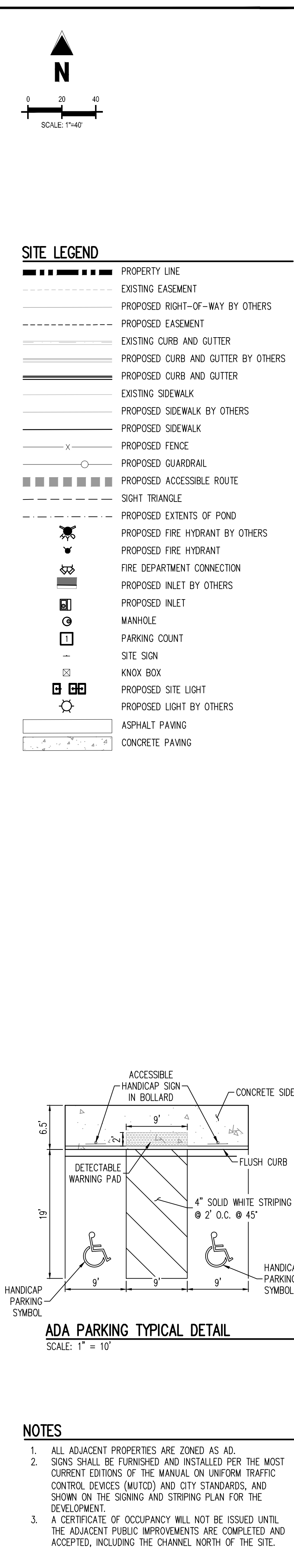


1. ALL ADJACENT PROPERTIES ARE ZONED AS AD.
2. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
3. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE ADJACENT PUBLIC IMPROVEMENTS ARE COMPLETED AND ACCEPTED, INCLUDING THE CHANNEL NORTH OF THE SITE.









- | SCHEDULE NOTES |   |
|----------------|---|
| 1              | EXISTING RIGHT-OF-WAY   |
| 2              | EXISTING FIRE HYDRANT   |
| 3              | PROPOSED UTILITY EASEMENT BY OTHERS   |
| 4              | PROPOSED RIGHT-OF-WAY BY OTHERS   |
| 5              | PROPOSED FIRE HYDRANT BY OTHERS   |
| 6              | PROPOSED CONCRETE WALK BY OTHERS  |
| 7              | PROPOSED ACCESSIBLE HANDICAP RAMP BY OTHERS   |
| 8              | EXISTING STORM SEWER MANHOLE  |
| 9              | EXISTING STORM SEWER INLET  |
| 10             | PROPOSED "RIGHT TURN ONLY" SIGN BY OTHERS   |
| 11             | PROPOSED 10' WIDE GATE TO MATCH ADJACENT FENCE  |
| 12             | PROPOSED STRIPING. 4" WIDE SOLID WHITE STRIPING @ 2'-0" O.C. @ 45°  |
| 13             | PROPOSED FIRE AND ACCESS EASEMENT   |
| 14             | PROPOSED DRAINAGE EASEMENT  |
| 15             | PROPOSED CONCRETE WALK/PEDESTRIAN ACCESS. SIZE PER PLAN   |
| 16             | PROPOSED CHASE DRAIN  |
| 17             | PROPOSED STOP SIGN  |
| 18             | PROPOSED PRIVATE FIRE HYDRANT   |
| 19             | PROPOSED ACCESSIBLE HANDICAP RAMP   |
| 20             | PROPOSED HANDICAP PARKING 9'X19'  |
| 21             | PROPOSED ACCESSIBLE HANDICAP SIGN   |
| 22             | PROPOSED ADA LOADING SPACE/ACCESS AISLE 9'X19'  |
| 23             | PROPOSED ADA DETECTABLE WARNING PAD   |
| 24             | PROPOSED STORM SEWER INLET  |
| 25             | PROPOSED STORM SEWER MANHOLE  |
| 26             | PROPOSED POND OUTLET STRUCTURE  |
| 27             | PROPOSED CONCRETE FOREBAY   |
| 28             | PROPOSED TRICKLE CHANNEL  |
| 29             | PROPOSED POND MAINTENANCE ACCESS  |
| 30             | PROPOSED CONCRETE SCREEN WALL   |
| 31             | PROPOSED 6" BLACK MONTAGE CLASSIC FENCE   |
| 32             | PROPOSED 30" MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE   |
| 33             | PROPOSED 4" MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE  |
| 34             | PROPOSED 12" MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE   |
| 35             | PROPOSED GUARDRAIL PER CDDT DETAIL M-606-1  |
| 36             | PROPOSED RAISED CONCRETE ISLAND   |
| 37             | PROPOSED 12" AUTOMATIC SECURITY ARMLET & SUPPORT WITH APPROVED SIREN OPERATED SYSTEM, KNOX HARDWARE, MANUAL RELEASE AND CARD READER |
| 38             | PROPOSED STORM FLARED END SECTION   |
| 39             | PROPOSED GUARD SHACK  |
| 40             | PROPOSED MONUMENT SIGN  |
| 41             | PROPOSED TRANSFORMER PAD  |
| 42             | PROPOSED COR WITH CONCRETE PAD  |
| 43             | PROPOSED GENERATOR WITH ABOVE GROUND 408 GALLON DIESEL BELLY  |
| 44             | PROPOSED REMOTE FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS OR PLUGS AND SIGN  |
| 45             | PROPOSED KNOX BOX   |
| 46             | PROPOSED BIKE RACKS - 11 U-RACKS PROVIDED (22 SPACES)   |
| 47             | PROPOSED BOLLARD  |
| 48             | PROPOSED SIGHT TRIANGLE   |
| 49             | PROPOSED PATIO AREA INCLUDING SITE AMENITIES. SEE SITE DETAILS SHEET  |
| 50             | PROPOSED STANDARD PARKING STALL 9'x19' (4" SOLID WHITE LINES)   |
| 51             | PROPOSED VAN PARKING STALL 11'x22' OR 11'x20' (4" SOLID WHITE LINES)  |
| 52             | PROPOSED TRACTOR PARKING STALL 12'x25' (4" SOLID WHITE LINES)   |
| 53             | PROPOSED TRAILER PARKING STALL 12'x55' (4" SOLID WHITE LINES)   |
| 54             | PROPOSED TRAILER DOCK 12.5'x65' (4" SOLID WHITE LINES)  |
| 55             | PROPOSED FLUSH CURB IN FRONT OF ADA STALLS  |
| 56             | PROPOSED DIRECTIONAL ARROWS   |
| 57             | PROPOSED HEAVY CONCRETE FOR TRAILER LANDINGS  |
| 58             | PROPOSED "FIRE ACCESS" SIGN   |
| 59             | PROPOSED SINGLE COMPARTMENT DOUBLE WALL UNDERGROUND STORAGE TANK (20,000 GALLON UNLEADED GASOLINE)                                  |
| 60             | PROPOSED STEPS  |
| 61             | PROPOSED NO PARKING FIRE LANE SIGN  |
| 62             | PROPOSED CANOPY OVERHANG  |
| 63             | PROPOSED FIRE RISER ROOM WITH SIGN NEXT TO DOOR   |
| 64             | PROPOSED SOIL RIPRAP  |
| 65             | PROPOSED NYLOPLAST INLET WITH SOLID LID   |
| 66             | PROPOSED SITE LIGHT   |
| 67             | PROPOSED ACCESSIBLE PARKING ACCESS RAMP   |
| 68             | PROPOSED TRANSITION TO MOUNTABLE CURB FOR ACCESSIBLE PARKING ACCESS RAMP  |
| 69             | PROPOSED UTILITY EASEMENT   |
| 70             | PROPOSED MAIN BUILDING ENTRANCE   |
| 71             | PROPOSED ACCESS EASEMENT  |
| 72             | PROPOSED VAN DOCK 12.5' x 35' (4" SOLID WHITE LINES)  |
| 73             | PROPOSED ROLL-AWAY TRASH COMPACTORS   |
| 74             | PROPOSED PEDESTRIAN CROSSWALK STRIPING BY OTHERS  |









- Outdoor/Indoor frame – Heavy 12 Gauge Aluminum, Powder Coated Silver Finish. Powder coated aluminum is made with 90% recycled material.
- Seat Back & Arms – UV Resistant Dura Wood
- Stackability – up to 10 (standard height). Up to 3 (pub height).
- Weight Capacity – 350 lbs.
- Finishes:



Description Chairs	Part #	Product DIMS WxDxH	Product Weight	Shipping Dims WxDxH (Based on 2 chairs)	Shipping Weight (Based on 2 chairs)
Tiki Standard Height – No Arms	SC300201-0	20"x23"x35" SH:18" SD:18"	12 lbs.	20.5" x 25" x 40"	29 lbs.
Tiki Standard Height – Arms	SC300201-1	20"x23"x35" SH:18", SD: 18", AH: 26"	13.5 lbs.	24.5" x 25" x 40"	32 lbs.
Tiki Pub Height – No Arms	SC300201BAR-0	18"x22"x47" SH: 30", SD: 18"	13 lbs.	20" x 28" x 51.5"	33 lbs.
Tiki Pub Height – Arms	SC300201BAR-1	22"x22"x47" SH: 30", SD: 18", AH: 38"	14.50 lbs.	23.75" x 28" x 51.5"	36 lbs.

143 S. Jackson Street, Suite 1 • Elkhorn, WI 53121-1911  
Toll Free: 800-788-1028 • Local: 262-723-8200 • Fax: 262-723-5180 • [www.NomadFlexibleFurniture.com](http://www.NomadFlexibleFurniture.com)  
To see the complete family of Palmer Hamilton products please see [www.palmerhamilton.com](http://www.palmerhamilton.com)  
Tiki Specs 03020328

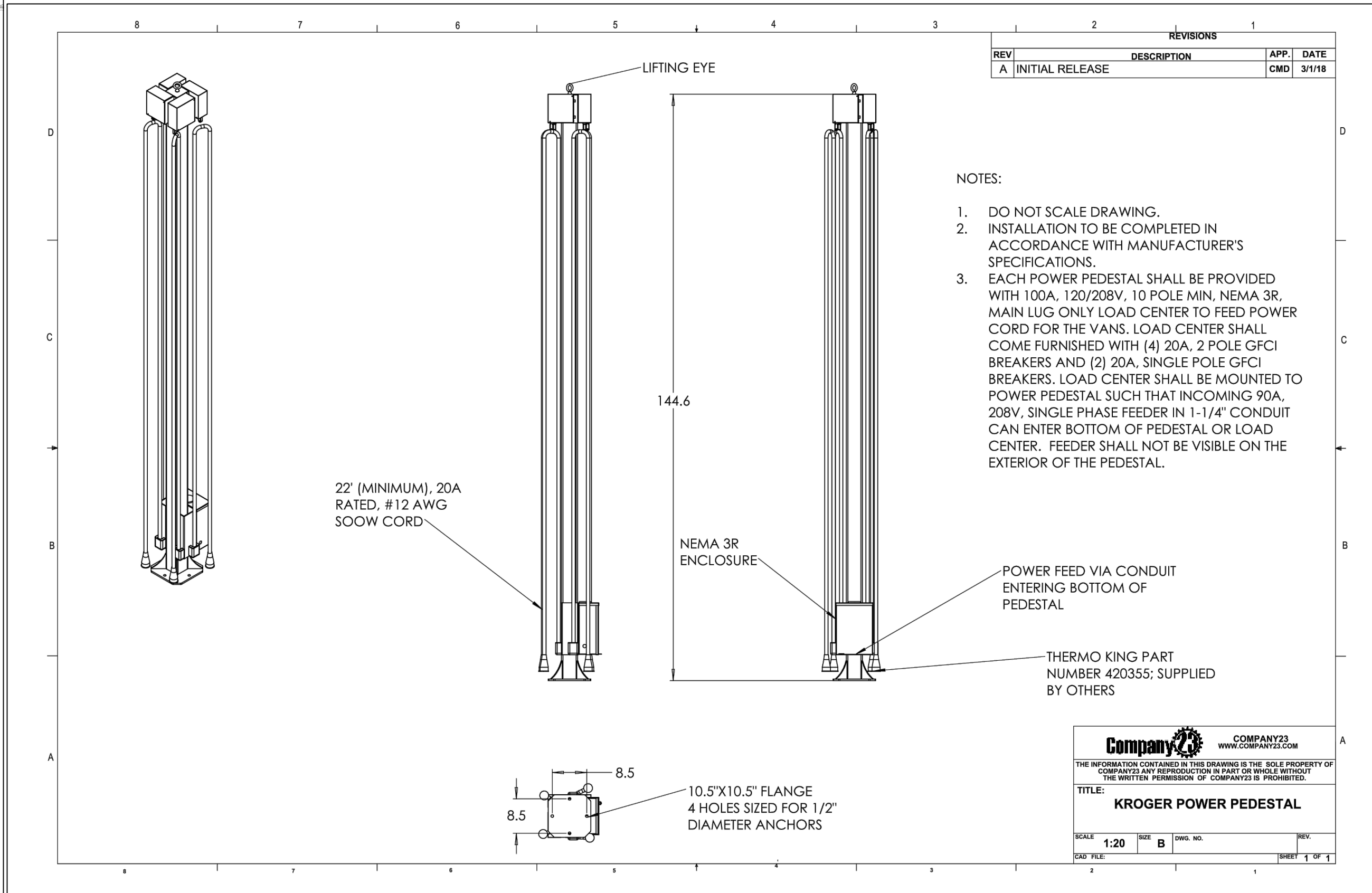


- Outdoor/Indoor frame – Heavy 12 Gauge Aluminum, Powder Coated Silver Finish. Powder coated aluminum is made with 90% recycled material.
- Table top – UV Resistant Dura Wood.
- Optional umbrella hole available at an upcharge. Diameter of umbrella hole is 2".
- Finishes:

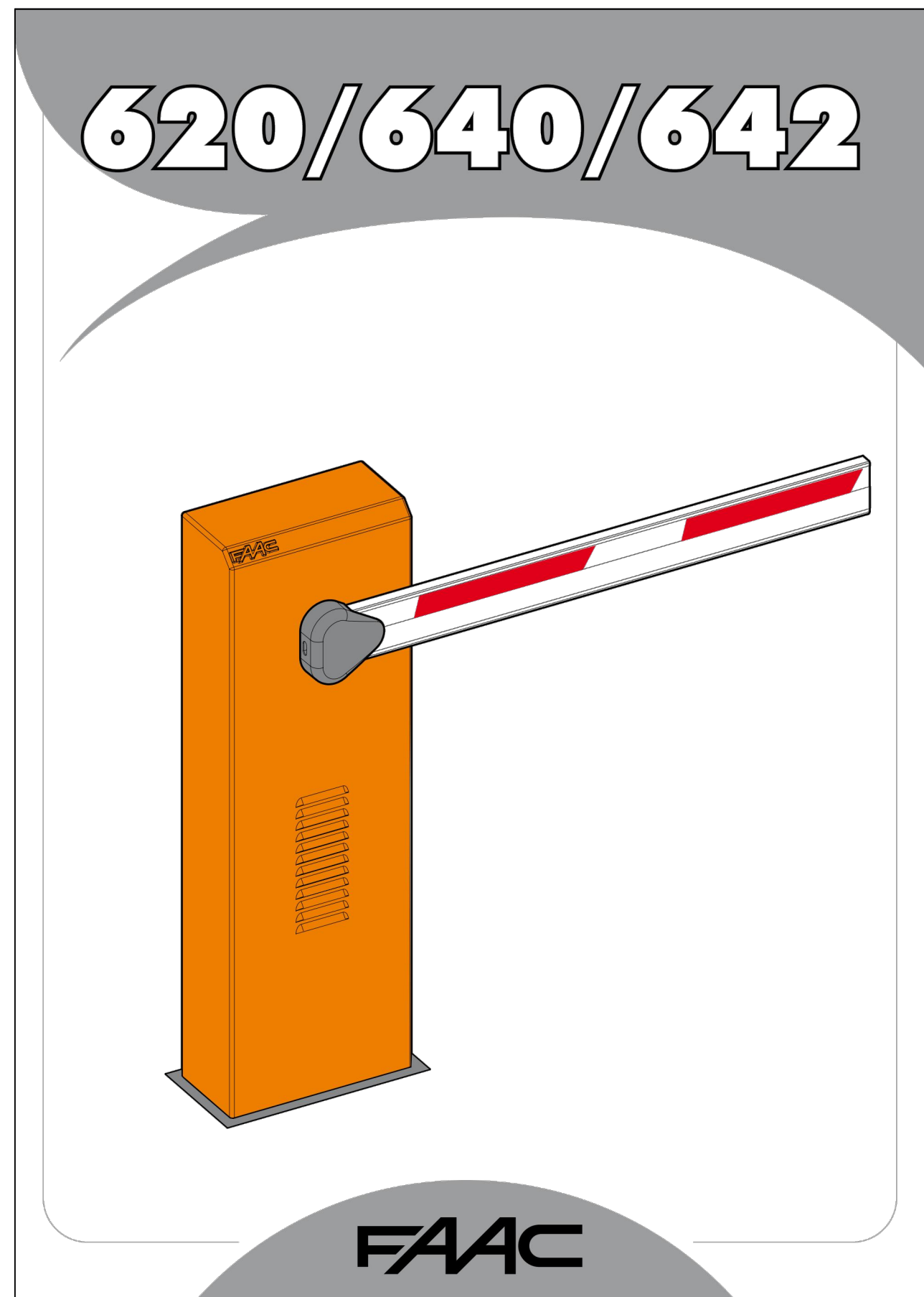


Description Tables	Part #	Product DIMS HxWxL
Tiki - Standard Height Square 32" x 32"	TIKITABLE-293232	29" x 32" x 32"
Tiki - Standard Height Square 36" x 36"	TIKITABLE-293636	29" x 36" x 36"
Tiki - Standard Height Rectangle 32" x 48"	TIKITABLE-293248	29" x 32" x 48"
Tiki - Standard Height Rectangle 36" x 72"	TIKITABLE-293672	29" x 36" x 72"
Tiki - Pub Height Square 32" x 32"	TIKITABLE-423232	42" x 32" x 32"
Tiki - Pub Height Square 32" x 32"	TIKITABLE-423636	42" x 36" x 36"
Tiki - Pub Height Square 32" x 32"	TIKITABLE-423248	42" x 32" x 48"
Tiki - Pub Height Square 32" x 32"	TIKITABLE-423672	42" x 36" x 72"

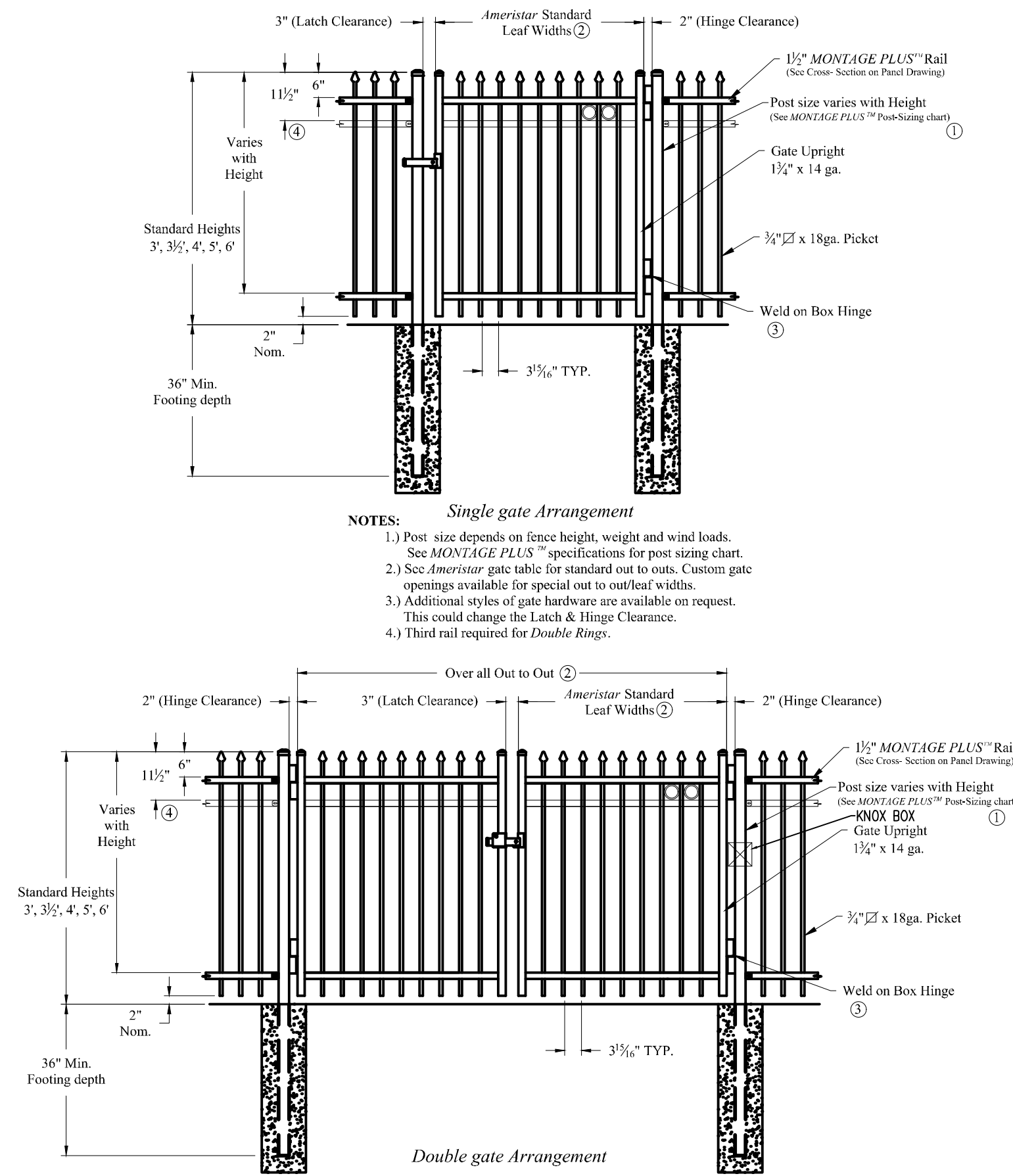
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To see the complete family of Palmer Hamilton products please see [www.palmerhamilton.com](http://www.palmerhamilton.com)  
Tiki Specs 03020328



ELECTRIC VEHICLE CHARGING STATION



12' AUTOMATIC SECURITY ARMLIFT & SUPPORT WITH APPROVED SIREN OPERATED SYSTEM, KNOX HARDWARE, MANUAL RELEASE & CARD READER



MANUAL SWING GATE WITH APPROVED KNOX HARDWARE (4', 12', & 30')



PATIO FIREPLACE

PRELIMINARY  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



PROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

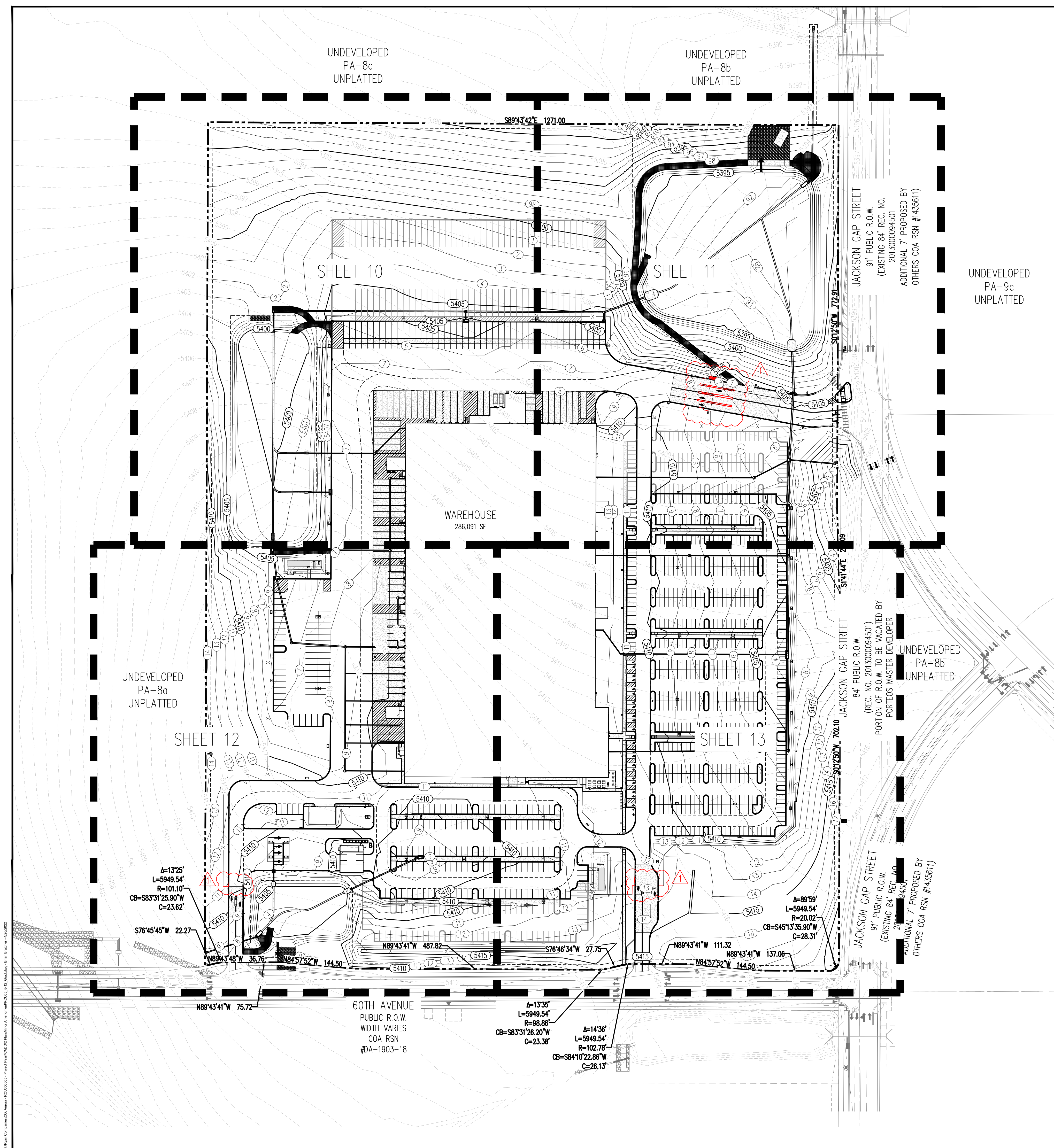
60TH AVE AND JACKSON GAP ST  
AURORA, CO

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Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

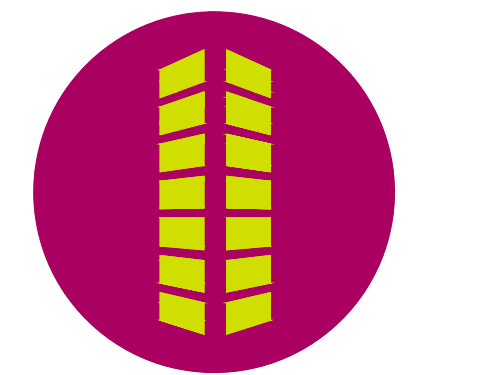
SITE DETAILS







**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



PROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

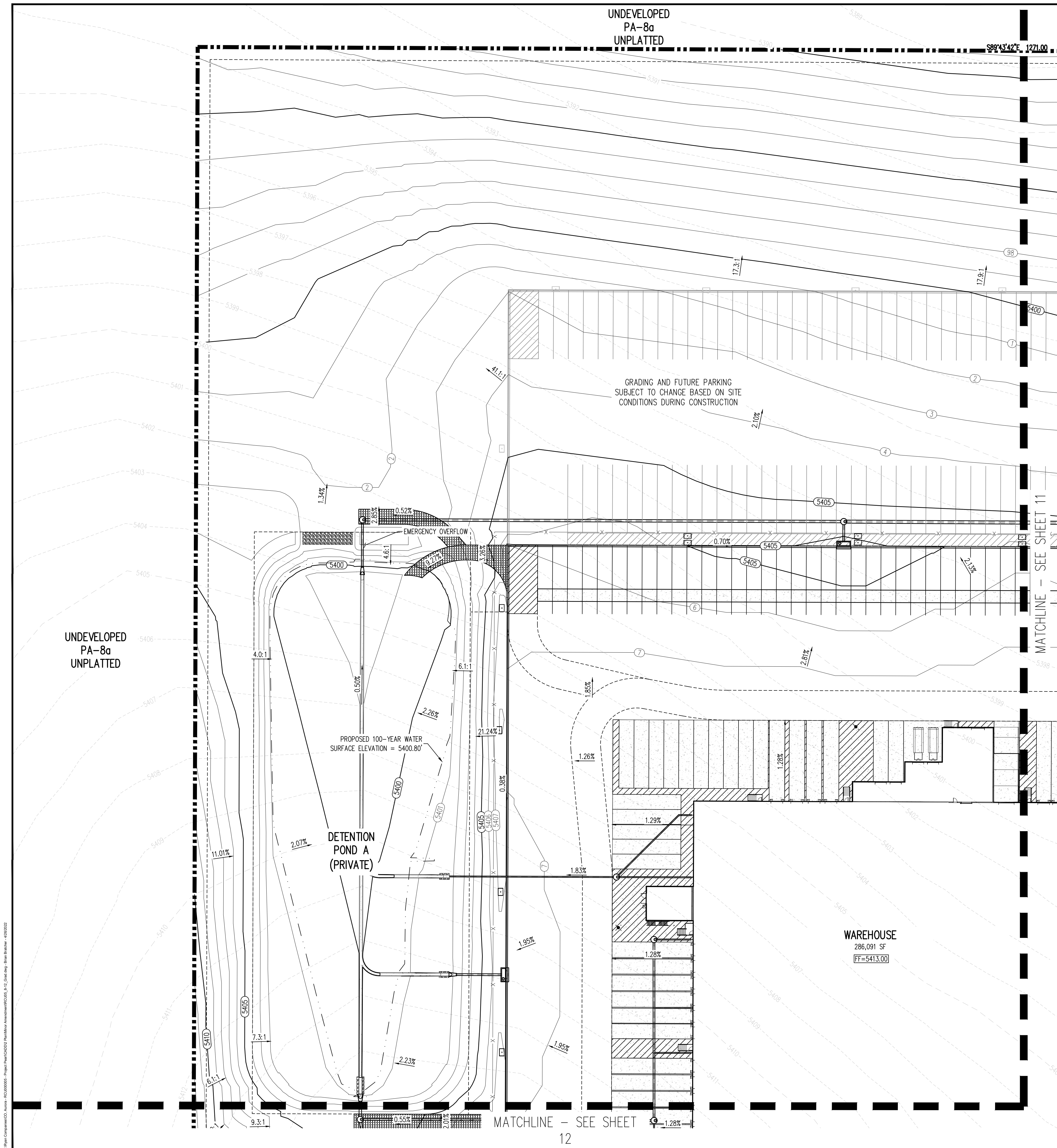
60TH AVE AND JACKSON GAP ST  
AURORA, CO

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Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

## GRADING PLAN

10



## NOTES

1. SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER AND PONDS ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER.







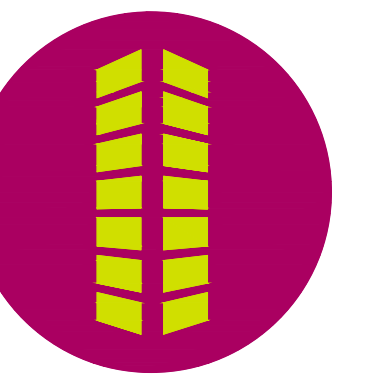








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NOT FOR BIDDING  
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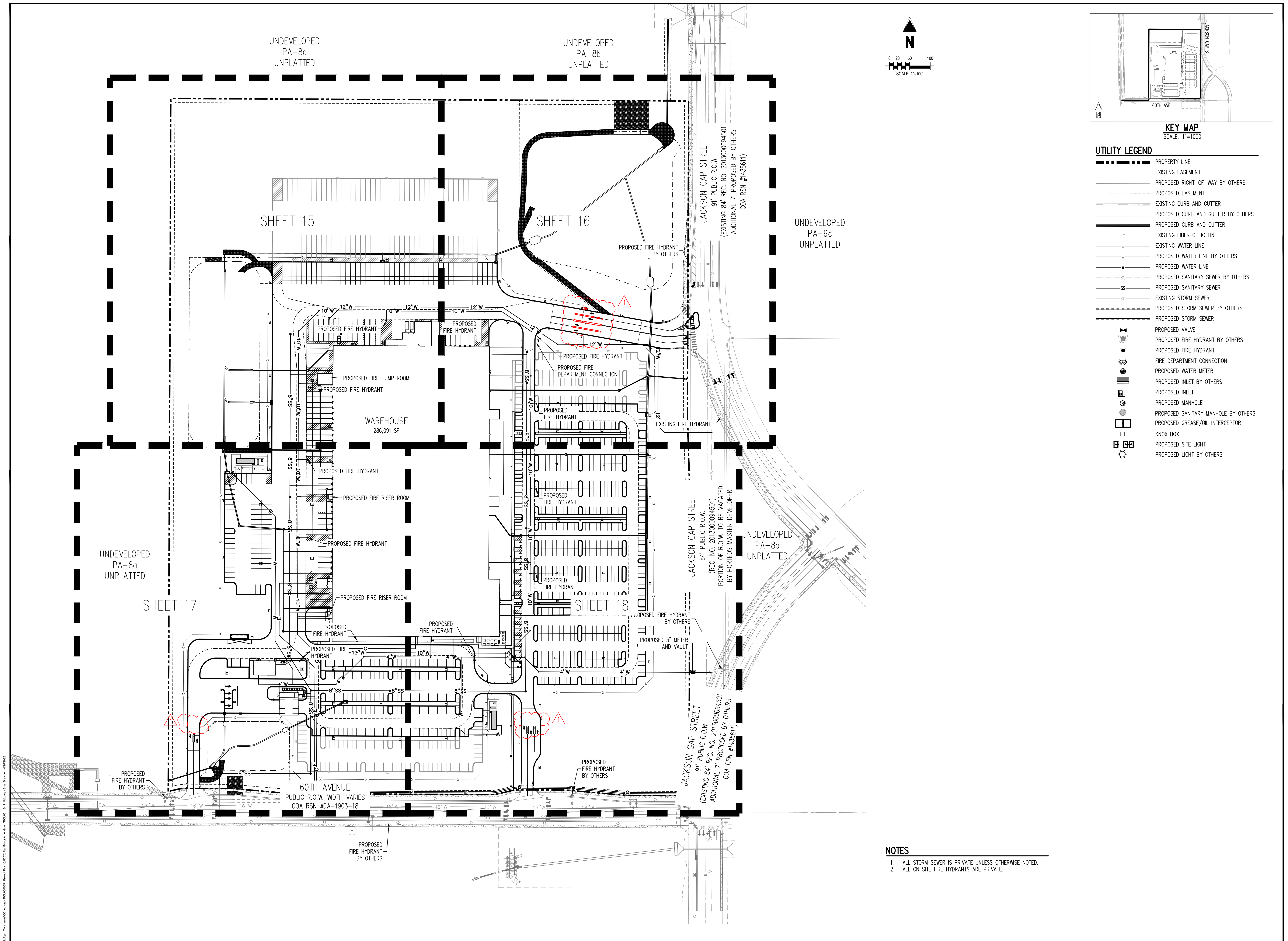
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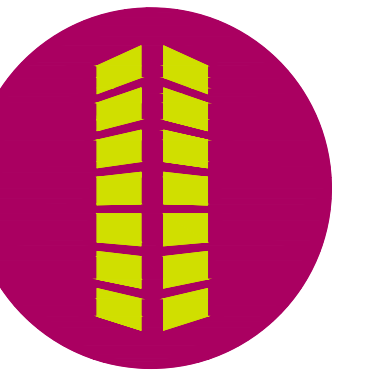
Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

OVERALL UTILITY PLAN





**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



PROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

BOOTH AVE AND JACKSON CARI ST  
AURORA, CO

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Project No:	RCU005
Drawn By:	CMV
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Date:	11/20/2020

UTILITY PLAN

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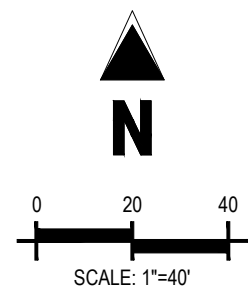
- (1) EXISTING RIGHT-OF-WAY
- (2) EXISTING WATER VALVE
- (3) EXISTING WATER LINE. SIZE PER PLAN
- (4) EXISTING FIRE HYDRANT
- (5) EXISTING STORM SEWER
- (6) EXISTING STORM MANHOLE
- (7) EXISTING STORM INLET
- (8) PROPOSED UTILITY EASEMENT BY OTHERS
- (9) PROPOSED RIGHT-OF-WAY BY OTHERS
- (10) PROPOSED WATER LINE BY OTHERS. SIZE PER PLAN
- (11) PROPOSED SANITARY SEWER BY OTHERS. SIZE PER PLAN
- (12) PROPOSED FIRE HYDRANT BY OTHERS
- (13) PROPOSED DRAINAGE EASEMENT
- (14) PROPOSED FIRE AND ACCESS EASEMENT
- (15) PROPOSED PRIVATE FIRE HYDRANT (COA DETAIL 208-1) PAINTED BLACK
- (16) PROPOSED FIRE HYDRANT WITH BOLLARD PROTECTION (COA DETAIL 208-1 & 208-2)
- (17) PROPOSED WATER SERVICE LINE. SIZE PER PLAN
- (18) PROPOSED 3" WATER METER (COA DETAIL 206-1)
- (19) PROPOSED 10" FIRE LINE PVC (PRIVATE). SIZE PER PLAN.
- (20) PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX PLUGS/CAP
- (21) PROPOSED SANITARY SERVICE LINE (COA DETAILS 100-2 & 300-1). SIZE PER PLAN
- (22) PROPOSED SANITARY SEWER. SIZE PER PLAN
- (23) PROPOSED SANITARY MANHOLE (COA DETAILS 101-1)
- (24) PROPOSED 4000-GAL GREASE INTERCEPTOR
- (25) PROPOSED 800-GAL SAND & OIL INTERCEPTOR
- (26) PROPOSED SANITARY SEWER CLEANOUT (COA DETAIL 301-1)
- (27) PROPOSED STORM SEWER INLET (COA DETAIL 400-1)
- (28) PROPOSED STORM SEWER MANHOLE (COA DETAIL 101-1)
- (29) PROPOSED CONCRETE FOREBAY
- (30) PROPOSED STORM SEWER ROOF DRAIN CONNECTION
- (31) PROPOSED STORM SEWER
- (32) PROPOSED POND OUTLET STRUCTURE
- (33) PROPOSED COMMERCIAL KNOX BOX FOR FIRE DEPARTMENT ACCESS
- (34) PROPOSED TRANSFORMER PAD
- (35) PROPOSED GENERATOR
- (36) PROPOSED STORM FLARED END SECTION
- (37) PROPOSED NYLOPLAST INLET WITH SOLID LID
- (38) PROPOSED SITE LIGHT
- (39) PROPOSED 0.5" WATER SERVICE LINE
- (40) PROPOSED UTILITY EASEMENT
- (41) UNUSED WATER STUB TO BE CAPPED AT THE MAIN
- (42) PROPOSED FIRE PUMP (PRIVATE) FOR ON-SITE FIRE HYDRANTS
- (43) PROPOSED DRAINAGE EASEMENT BY SEPARATE DOCUMENT

	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED RIGHT-OF-WAY BY OTHERS
	PROPOSED EASEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER BY OTHERS
	PROPOSED CURB AND GUTTER
	EXISTING FIBER OPTIC LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE BY OTHERS
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER BY OTHERS
	PROPOSED SANITARY SEWER
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	PROPOSED STORM SEWER BY OTHERS
	PROPOSED STORM SEWER
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT BY OTHERS
	PROPOSED FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	PROPOSED WATER METER
	PROPOSED INLET BY OTHERS
	PROPOSED INLET
	PROPOSED MANHOLE
	PROPOSED SANITARY MANHOLE BY OTHERS
	PROPOSED GREASE/OIL INTERCEPTOR
	KNOX BOX
	PROPOSED SITE LIGHT
	PROPOSED LIGHT BY OTHERS

1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
2. ALL ON SITE FIRE HYDRANTS ARE PRIVATE.

UNDEVELOPED  
PA-8a  
UNPLATTED

S89°43'42"E 1271.00



MATCHLINE - SEE SHEET 16 -

MATCHLINE - SEE SHEET 17

DETENTION  
POND A  
(PRIVATE)

**WAREHOUSE**  
286,091 SF

UNDEVELOPED  
PA-8a  
UNPLATTED



**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



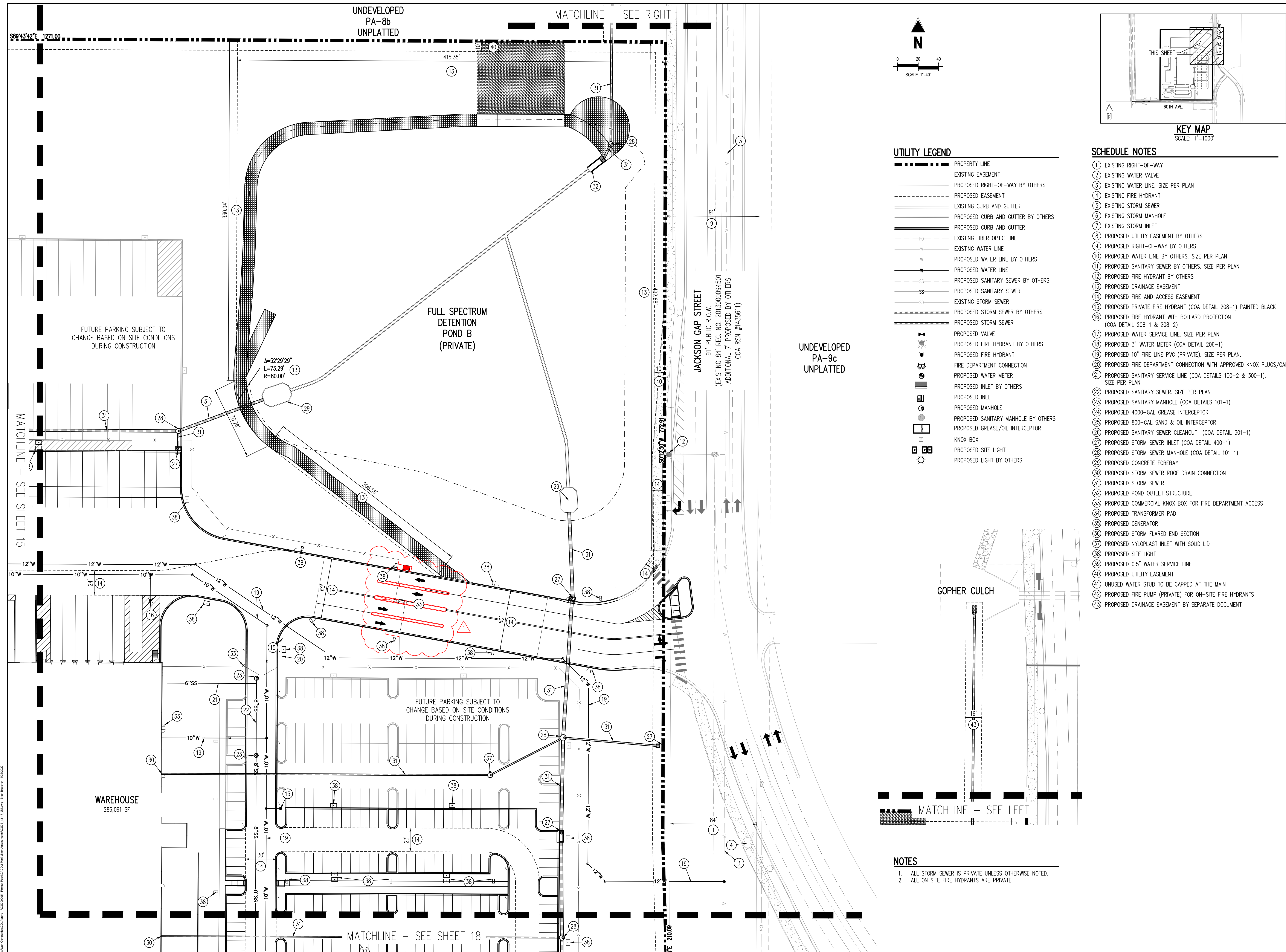
PROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

60TH AVE AND JACKSON GAP ST  
AURORA, CO

#	Date	Issue / Description	Init.
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Project No:	RCU009
Drawn By:	CMV
Checked By:	SME
Date:	11/20/2020

## UTILITY PLAN













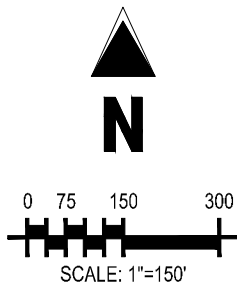
REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
CURBSIDE LANDSCAPE FOR NORTH JACKSON GAP - 1 TREE PER 40 LF	BY OTHERS	BY OTHERS	BY OTHERS
CURBSIDE LANDSCAPE FOR 60TH AVENUE- 1 TREE PER 40 LF	BY OTHERS	BY OTHERS	BY OTHERS
STREET FRONTAGE BUFFER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	1,695 LF OF NORTH JACKSON GAP ST	43 TREES AND 424 SHRUBS	43 TREES, 429 SHRUBS
STREET FRONTAGE BUFFER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	1,231 LF. OF 60TH AVENUE	31 TREES AND 308 SHRUBS	31 TREES, 312 SHRUBS
WAREHOUSE/DISTRIBUTION PERIMETER - 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	714 LF. OF EAST SIDE OF BUILDING	18 TREES AND 179 SHRUBS	21 TREES, 179 SHRUBS, AND 47 GRASSES
WAREHOUSE/DISTRIBUTION PERIMETER - 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	384 LF OF SOUTH SIDE OF BUILDING	10 TREES AND 96 SHRUBS	10 TREES, 97 SHRUBS*
WAREHOUSE/DISTRIBUTION PERIMETER - 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	67 LF OF WEST SIDE OF BUILDING	2 TREES AND 17 SHRUBS	2 TREES AND 17 SHRUBS
VAN MAINTENANCE BUILDING PERIMETER - 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	37 LF OF EAST SIDE OF BUILDING	1 TREE AND 10 SHRUBS	1 TREE AND 10 SHRUBS
VAN MAINTENANCE BUILDING PERIMETER - 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	55 LF OF SOUTH SIDE OF BUILDING	2 TREES AND 14 SHRUBS	2 TREES AND 14 SHRUBS*
VAN MAINTENANCE BUILDING PERIMETER - 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	37 LF OF WEST SIDE OF BUILDING	1 TREES AND 10 SHRUBS	1 TREES AND 10 SHRUBS
VAN WASH BUILDING PERIMETER - 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	22 LF OF EAST SIDE OF BUILDING	1 TREE AND 6 SHRUBS	1 TREE AND 6 SHRUBS
VAN WASH BUILDING PERIMETER - 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	48 LF OF SOUTH SIDE OF BUILDING	2 TREES AND 12 SHRUBS	2 TREES AND 12 SHRUBS*
VAN WASH BUILDING PERIMETER - 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	22 LF OF WEST SIDE OF BUILDING	1 TREE AND 6 SHRUBS	1 TREE AND 6 SHRUBS
PARKING LOT SCREENING (EMPLOYEE LOT, EAST)- 1 TREE PER 40 LF	1,373 LF OF EMPLOYEE PARKING LOT (EAST) EDGES	35 TREES	35 TREES
PARKING LOT SCREENING (VAN LOT, SOUTH)- 1 TREE PER 40 LF	283 LF OF VAN PARKING LOT (SOUTH) EDGES	8 TREES	8 TREES
PARKING LOT SCREENING (TRUCK CAB LOT, WEST)- 1 TREE PER 40 LF	322 LF OF TRUCK CAB LOT(WEST) EDGES	8 TREES	8 TREES
PARKING LOT LANDSCAPING (EMPLOYEE LOT, EAST)- 1 TREE AND 6 SHRUBS PER 9X19 ISLAND, 2 TREES AND 12 SHRUBS PER 9X38 ISLAND	35 9X19 ISLANDS AND 18 9X38 ISLANDS	71 TREES AND 426 SHRUBS	71 TREES, 439 SHRUBS, AND 50 GRASSES
PARKING LOT LANDSCAPING (VAN LOT, SOUTH)- 1 TREE AND 6 SHRUBS PER 9X19 ISLAND, 2 TREES AND 12 SHRUBS PER 9X38 ISLAND	19 9X19 ISLANDS	19 TREES AND 114 SHRUBS	19 TREES AND 114 SHRUBS
PARKING LOT LANDSCAPING (TRUCK CAB LOT, WEST)- 1 TREE AND 6 SHRUBS PER 9X19 ISLAND, 2 TREES AND 12 SHRUBS PER 9X38 ISLAND	3 9X19 ISLANDS	3 TREES AND 18 SHRUBS	3 TREES AND 18 SHRUBS
PARKING LOT MEDIANS (EMPLOYEE LOT, EAST)- 1 TREE PER 30 LF AND 6 SHRUBS PER 36 LF	675 LF OF PARKING LOT MEDIANS	23 TREES AND 113 SHRUBS	24 TREES, 132 SHRUBS, AND 144 GRASSES
PARKING LOT MEDIANS (VAN LOT, SOUTH)- 1 TREE PER 30 LF AND 6 SHRUBS PER 36 LF	680 LF OF PARKING LOT MEDIANS	23 TREES AND 114 SHRUBS	23 TREES, 114 SHRUBS***
DETENTION POND/WATER QUALITY (NORTHEAST)- 1 TREE AND 10 SHRUBS PER 4,000 SF ABOVE THE 100 YEAR SURFACE ELEVATION	15,251 SF ABOVE 100 YEAR SURFACE ELEVATION	4 TREES AND 39 SHRUBS	4 TREES AND 39 SHRUBS
DETENTION POND/WATER QUALITY (WEST)- 1 TREE AND 10 SHRUBS PER 4,000 SF ABOVE THE 100 YEAR SURFACE ELEVATION	33,017 SF ABOVE 100 YEAR SURFACE ELEVATION	9 TREES AND 83 SHRUBS	9 TREES AND 83 SHRUBS
DETENTION POND/WATER QUALITY (SOUTH)- 1 TREE AND 10 SHRUBS PER 4,000 SF ABOVE THE 100 YEAR SURFACE ELEVATION	5,857 SF ABOVE 100 YEAR SURFACE ELEVATION	2 TREES AND 15 SHRUBS	2 TREES AND 15 SHRUBS

NON-WATER CONSERVING-  
TURF (87,014 SF) 8% OF OVERALL SITE

WATER CONSERVING-  
LANDSCAPE AREAS (138,890 SF) 12% OF OVERALL SITE

NON-WATER (Z) USING-  
NATIVE SEED, TEMPORARY SEED AND DETENTION BASINS (957,108 SF)  
80% OF OVERALL SITE  
\*\* AFTER SEED ESTABLISHMENT

TOTAL LANDSCAPE AREA: 1,206,326 SF



LEGEND			PLANTING SIZE	MATURE SIZE		
QTY	ABBREV.	BOTANIC NAME	COMMON NAME	(MINIMUM)		SUN/SHADE
DECIDUOUS TREES						
46	CASP	CATALPA SPECIOSA	WESTERN CATALPA	2" CAL. B&B	50'X30'	SUN
66	GLTR	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL. B&B	50'X30'	SUN
23	GYDI	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO COFFEETREE	2" CAL. B&B	50'X35'	SUN
20	KOPA	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL. B&B	30'X25'	SUN
18	QUBI	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL. B&B	50'X40'	SUN/PART SHADE
5	QUMA	QUERCUS MACROCARPA	BUR OAK	2" CAL. B&B	70'X50'	SUN
20	QURO	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2" CAL. B&B	40'X20'	SUN
11	TICO	TILIA CORDATA	LITTLELEAF LINDEN	2" CAL. B&B	40'X30'	SUN/PART SHADE
EVERGREEN TREES						
10'	PIPU	PICEA PUNGENS	COLORADO BLUE SPRUCE	8' HEIGHT B&B	60'X25'	SUN/PART SHADE
32	PIPU	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HEIGHT B&B	60'X25'	SUN/PART SHADE
11	PIED	PINUS EDULIS	PINYON PINE	6' HEIGHT B&B	25'X15'	SUN
14	PINI	PINUS NIGRA	AUSTRIAN PINE	6' HEIGHT B&B	50'X20'	SUN/PART SHADE
26	PIPO	PINUS PONDEROSA	PONDEROSA PINE	6' HEIGHT B&B	40'X25'	SUN
27	PIST	PINUS STROBIFORMIS	SCOTCH PINE	6' HEIGHT B&B	60'X30'	SUN/PART SHADE
10	PISY	PINUS SYLVESTRIS	SCOTCH PINE	6' HEIGHT B&B	50'X35'	SUN/PART SHADE
ORNAMENTAL TREES						
11	SYRE	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL. B&B	15'X12'	SUN
DECIDUOUS SHRUBS						
192	AMCA	AMORPHA CANESCENS	LEADPLANT	#5 CONT. 18-24"	4'X4'	SUN
230	CACL	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	#5 CONT. 18-24"	3'X3'	SUN
163	CHNA	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONT. 18-24"	4'X4'	SUN
121	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	SUN
199	POFR	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MC KAY'S WHITE POTENTILLA	#5 CONT. 18-24"	2'X3'	SUN
133	PHLE	PHILADELPHUS LEWISII 'CHEYENNE'	CHEYENNE MOCKORANGE	#5 CONT. 18-24"	7'X6'	SUN
46	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6'	SUN
7	RHAR	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT. 18-24"	3'X8'	SUN
116	RHTR	RHUS TRILOBATA	THREE LEAF SUMAC	#5 CONT. 18-24"	4'X4'	SUN/PART SHADE
91	SPAL	SPIREA ALBIFLORA	JAPANESE WHITE SPIREA	#5 CONT. 18-24"	2'X2'	SUN
237	SPVA	SPIREA X VANHOUTTEI	VANHOUTTE SPIREA	#5 CONT. 18-24"	6'X6'	SUN/PART SHADE
131	SYPA	SYRINGA PATULA 'MISS KIM'	MSS KIM LILAC	#5 CONT. 18-24"	5'X5'	SUN/PART SHADE
77	SYVU	SYRINGA VULGARIS	COMMON PURPLE LILAC	#5 CONT. 18-24"	15'X8'	SUN/PART SHADE
209	VICA	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	#5 CONT. 18-24"	6'X6'	SUN/PART SHADE
EVERGREEN SHRUBS						
62	JUHG	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5 CONT. 18-24"	18"X6'	SUN/PART SHADE
75	JUME	JUNIPERUS X MEDIA 'PFITZERANA COMPACT'	COMPACT PFITZER JUNIPER	#5 CONT. 18-24"	4'X5'	SUN/PART SHADE
69	MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#5 CONT. 18-24"	6'X6'	SUN/PART SHADE
19	PIGL	PICEA PUNGENS 'GLOBOSA'	GLOBE BLUE SPRUCE	#5 CONT. 18-24"	3'X4'	SUN/PART SHADE
22	PIMM	PINUS MUGO 'MOPS'	MOPS MUGO PINE	#5 CONT. 18-24"	5'X6'	SUN
161	PIMS	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT. 18-24"	3'X4'	SUN
50	PIMT	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	#5 CONT. 18-24"	15'X6'	SUN
ORNAMENTAL GRASSES						
72	BOGR	BOUTELOUA GRACILLIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA	#1 CONT.	24"X24"	SUN/PART SHADE
183	CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONT.	5'X2'	SUN
24	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA	#1 CONT.	2.5'X2.5'	SUN/PART SHADE
119	PAVI	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#1 CONT.	4'X3'	SUN
86	SCSC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#1 CONT.	3'X2'	SUN
PERENNIALS						
44	ACMO	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	#1 CONT.	24"X24"	SUN
93	SANE	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA	#1 CONT.	24"X24"	SUN
20	RUFU	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT.	36"X24"	SUN/PART SHADE
SEED						
171,217 SF		HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX	SEE WESTERN NATIVE SEED MANUFACTURER SPECIFICATIONS	SEED		WATER CONSERVING**
689,543 SF		SHORTGRASS PRAIRIE MEADOW MX	SEE WESTERN NATIVE SEED MANUFACTURER SPECIFICATIONS	SEED		WATER CONSERVING**
91,246 SF		TEMPORARY SEED MIX	ARKANSAS VALLEY SEED LOW GROW MX, SEE MANUFACTURER SPECIFICATIONS	SEED		WATER CONSERVING**
SOD						
85,162 SF		FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		NON-WATER CONSERVING
MULCH						
163,430 SF		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A
EDGING						
6,944 LF		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A



PRELIMINARY  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



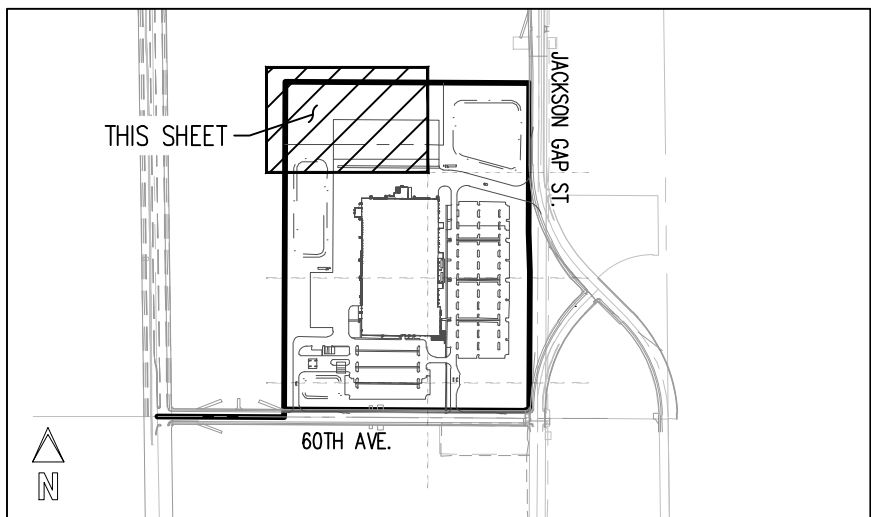
PROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

60TH AVE AND JACKSON GAP ST  
AURORA, CO

#	Date	Issue / Description	Init.
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Project No: RCU005  
Drawn By: AS  
Checked By: SRA  
Date: 11/20/2020

LANDSCAPE PLAN



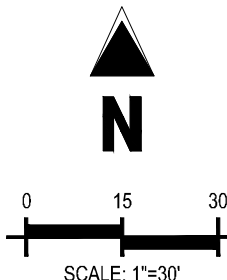
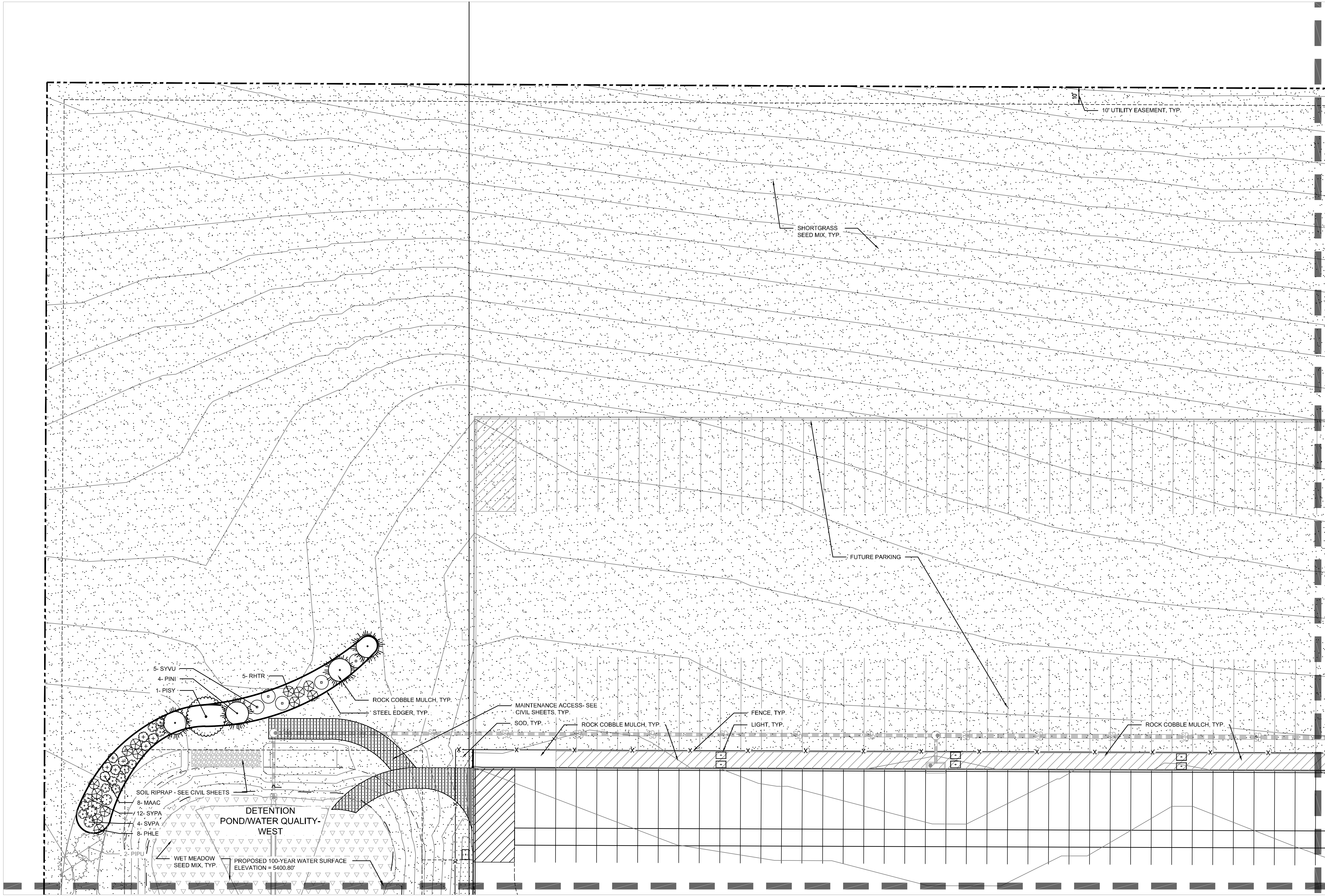
KEY MAP  
SCALE: 1"=1000'

LANDSCAPE PLAN LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED RIGHT-OF-WAY BY OTHERS
- PROPOSED EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER BY OTHERS
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK BY OTHERS
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED GUARDRAIL
- PROPOSED ACCESSIBLE ROUTE
- SIGHT TRIANGLE
- PROPOSED EXTENTS OF POND
- PROPOSED FIRE HYDRANT BY OTHERS
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PROPOSED INLET BY OTHERS
- PROPOSED INLET
- MANHOLE
- PARKING COUNT
- SITE SIGN
- KNOX BOX
- PROPOSED SITE LIGHT
- PROPOSED LIGHT BY OTHERS
- ASPHALT PAVING
- CONCRETE PAVING
- 100 YEAR FLOODPLAIN
- PROPOSED CONTOURS
- STEEL EDGER

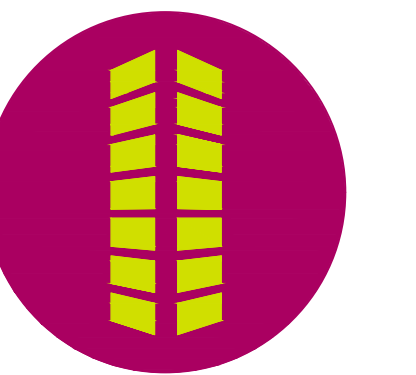
PLANT MATERIAL SYMBOL LEGEND

- DECIDUOUS TREES
- CONIFEROUS TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX
- SHORTGRASS PRAIRIE MEADOW MIX
- TEMPORARY SEED MIX
- FESCUE SOD





**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



PROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

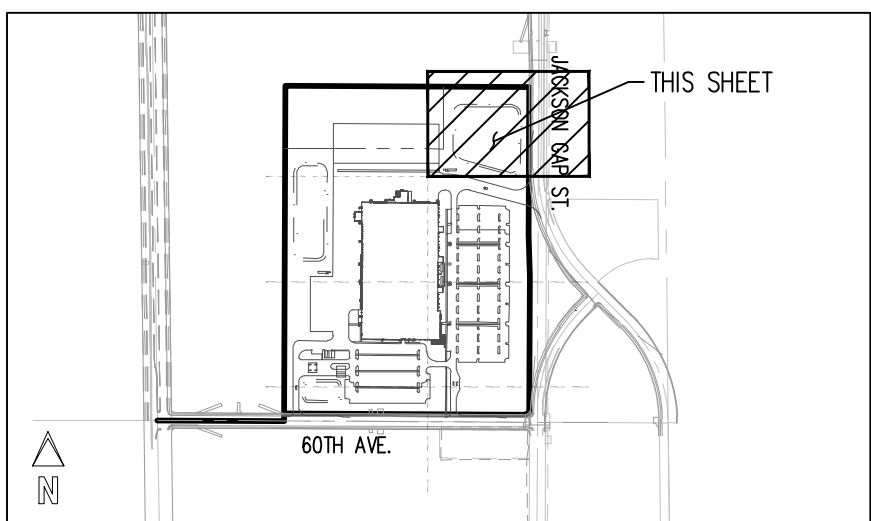
60TH AVE AND JACKSON GAP ST  
AURORA, CO

[illegible]

Project No:	RCU005
Drawn By:	AS
Checked By:	SRA
Date:	11/20/2020


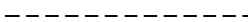












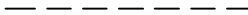
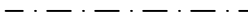









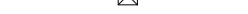





LANDSCAPE PLAN

21



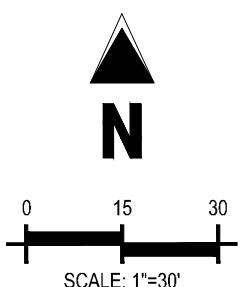
**KEY MAP**  
SCALE: 1"=1000

### LANDSCAPE PLAN LEGEND

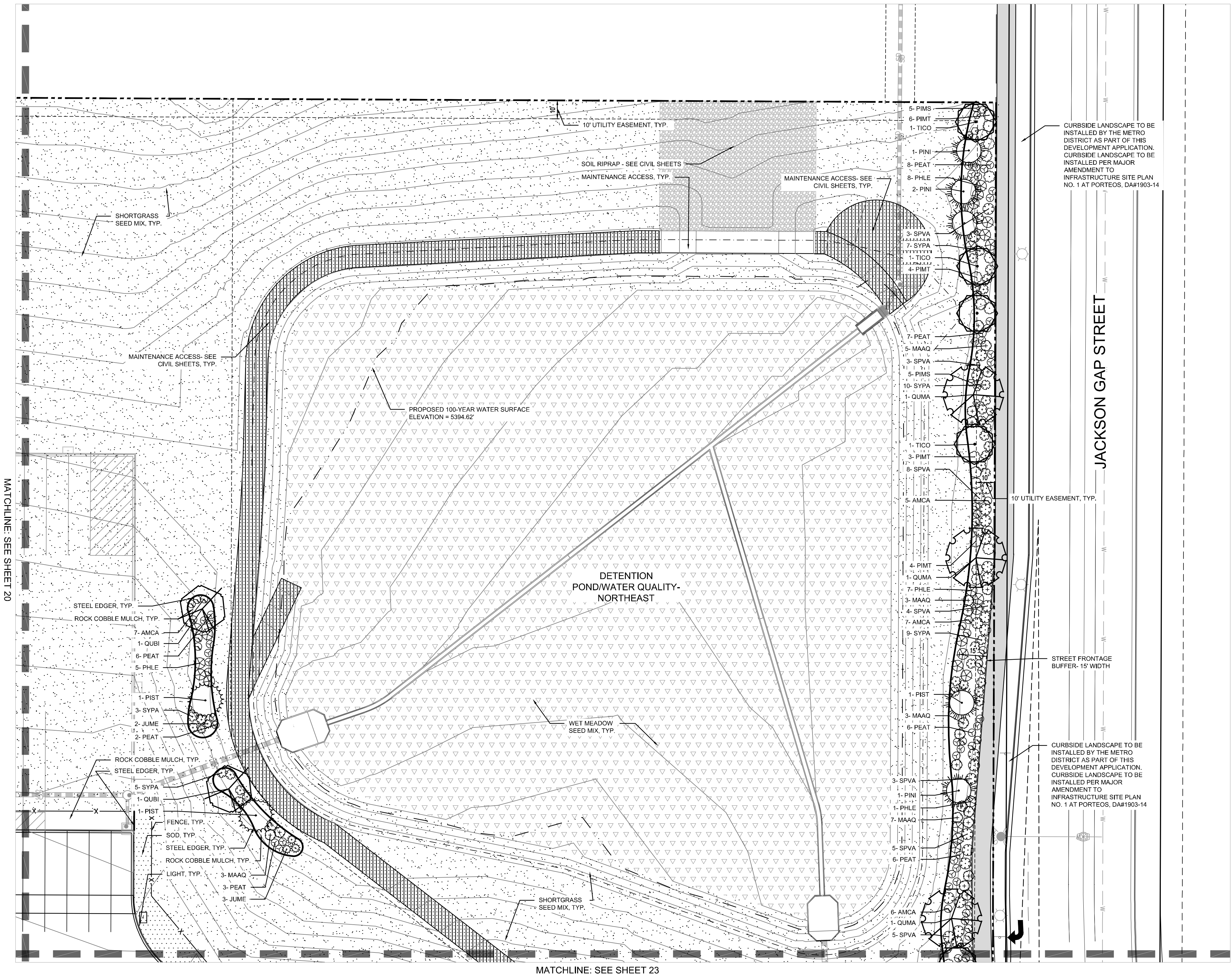
- |   |                                    |
|---|------------------------------------|
|    | PROPERTY LINE                      |
|    | EXISTING EASEMENT                  |
|    | PROPOSED RIGHT-OF-WAY BY OTHERS    |
|    | PROPOSED EASEMENT                  |
|    | EXISTING CURB AND GUTTER           |
|    | PROPOSED CURB AND GUTTER BY OTHERS |
|    | PROPOSED CURB AND GUTTER           |
|    | EXISTING SIDEWALK                  |
|    | PROPOSED SIDEWALK BY OTHERS        |
|    | PROPOSED SIDEWALK                  |
|    | PROPOSED FENCE                     |
|    | PROPOSED GUARDRAIL                 |
|    | PROPOSED ACCESSIBLE ROUTE          |
|    | SIGHT TRIANGLE                     |
|    | PROPOSED EXTENTS OF POND           |
|    | PROPOSED FIRE HYDRANT BY OTHERS    |
|    | PROPOSED FIRE HYDRANT              |
|    | FIRE DEPARTMENT CONNECTION         |
|    | PROPOSED INLET BY OTHERS           |
|    | PROPOSED INLET                     |
|    | MANHOLE                            |
|    | PARKING COUNT                      |
|    | SITE SIGN                          |
|    | KNOX BOX                           |
|    | PROPOSED SITE LIGHT                |
|    | PROPOSED LIGHT BY OTHERS           |
|    | ASPHALT PAVING                     |
|    | CONCRETE PAVING                    |
|    | 100 YEAR FLOODPLAIN                |
|    | PROPOSED CONTOURS                  |
|  | STEEL EDGER                        |

### PLANT MATERIAL SYMBOL LEGEND

- |  |   |
|--|---|
|  | DECIDUOUS TREES                           |
|  | CONIFEROUS TREES                          |
|  | ORNAMENTAL TREES                          |
|  | DECIDUOUS SHRUBS                          |
|  | CONIFEROUS SHRUBS                         |
|  | ORNAMENTAL GRASSES                        |
|  | PERENNIALS                                |
|  | HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX |
|  | SHORTGRASS PRAIRIE MEADOW MIX             |
|  | TEMPORARY SEED MIX                        |
|  | FESCUE SOD                                |



PROJECT PEARL AT PORTEOS 2020-6026-00



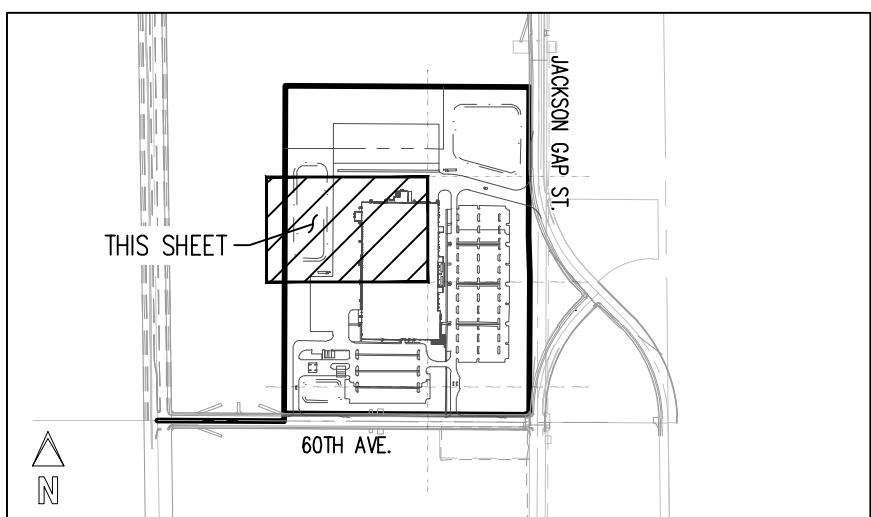
MATCHLINE: SEE SHEET 20

MATCHLINE: SEE SHEET 23



NOTES:  
1. THE CONIFEROUS TREE BUFFER LOCATED WEST OF THE DETENTION POND WILL BE BUILT DEPENDING ON NEIGHBORING CONSTRUCTION PROJECTS. IF HARVEST ROAD IS BUILT AND THE NEIGHBORING DEVELOPMENT TO THE WEST IS NOT CONSTRUCTED WITHIN 6-8 MONTHS AFTER HARVEST ROAD IS CONSTRUCTED, THEN THE BUFFER AS DEPICTED GRAYED BACK ADJACENT TO THE DETENTION POND SHALL BE INSTALLED.

MATCHLINE: SEE SHEET 20

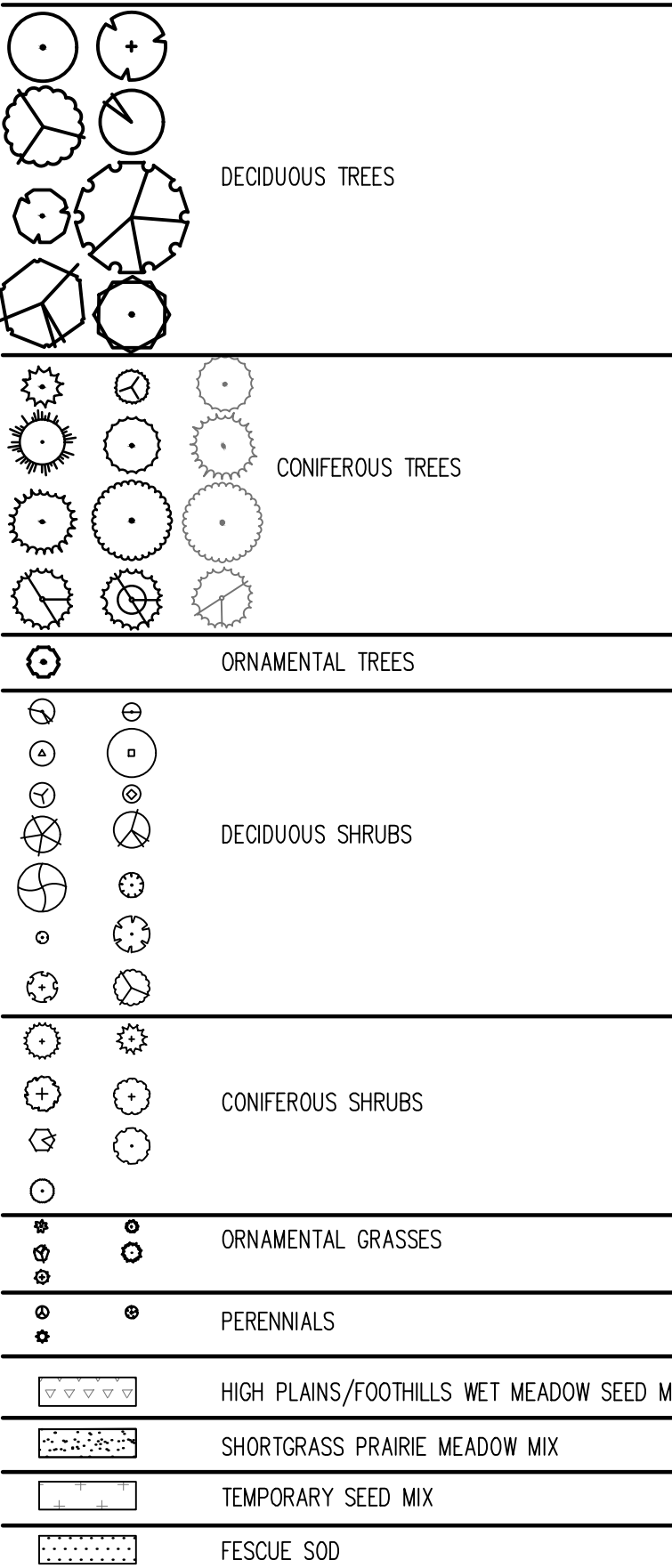


**KEY MAP**  
SCALE: 1"=1000'

## LANDSCAPE PLAN LEGEND

- | SYMBOL | DESCRIPTION                        |
|--------|------------------------------------|
|        | PROPERTY LINE                      |
|        | EXISTING EASEMENT                  |
|        | PROPOSED RIGHT-OF-WAY BY OTHERS    |
|        | PROPOSED EASEMENT                  |
|        | EXISTING CURB AND GUTTER           |
|        | PROPOSED CURB AND GUTTER BY OTHERS |
|        | PROPOSED CURB AND GUTTER           |
|        | EXISTING SIDEWALK                  |
|        | PROPOSED SIDEWALK BY OTHERS        |
|        | PROPOSED SIDEWALK                  |
|        | PROPOSED FENCE                     |
|        | PROPOSED GUARDRAIL                 |
|        | PROPOSED ACCESSIBLE ROUTE          |
|        | SIGHT TRIANGLE                     |
|        | PROPOSED EXTENTS OF POND           |
|        | PROPOSED FIRE HYDRANT BY OTHERS    |
|        | PROPOSED FIRE HYDRANT              |
|        | FIRE DEPARTMENT CONNECTION         |
|        | PROPOSED INLET BY OTHERS           |
|        | PROPOSED INLET                     |
|        | MANHOLE                            |
|        | PARKING COUNT                      |
|        | SITE SIGN                          |
|        | KNOX BOX                           |
|        | PROPOSED SITE LIGHT                |
|        | PROPOSED LIGHT BY OTHERS           |
|        | ASPHALT PAVING                     |
|        | CONCRETE PAVING                    |
|        | 100 YEAR FLOODPLAIN                |
|        | PROPOSED CONTOURS                  |
|        | STEEL EDGER                        |

### PLANT MATERIAL SYMBOL LEGEND



### PLANTING LEGEND - FUTURE BUFFER PLANTING

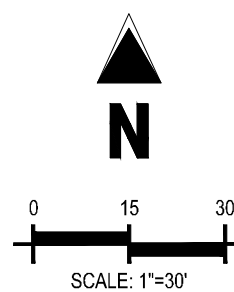
LEGEND				PLANTING			
QTY	ABBREV	BOTANIC NAME	COMMON NAME	SIZE (MINIMUM)	MATURE SIZE	WATER ZONES	SUN/ SHADE
EVERGREEN TREES							
8	PIPU	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HEIGHT B&B	60'X25'	WATER CONSERVING	SUN/ PART SHADE
4	PIPO	PINUS PONDEROSA	PONDEROSA PINE	6' HEIGHT B&B	40'X25'	WATER CONSERVING	SUN
7	PIST	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	6' HEIGHT B&B	60'X30'	WATER CONSERVING	SUN/ PART SHADE
3	PISY	PINUS SYLVESTRIS	SCOTCH PINE	6' HEIGHT B&B	50'X35'	WATER CONSERVING	SUN/ PART SHADE

**MULCH**

2,274 SF	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH	N/A
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## EDGING

67 LF	STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING	N/A
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6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884  
[GallowayUS.com](http://GallowayUS.com)

**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



PROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

60TH AVE AND JACKSON GAP ST  
AURORA, CO

[illegible]

Project No:	RCU008
Drawn By:	AS
Checked By:	SRA
Date:	11/20/2020

LANDSCAPE PLAN

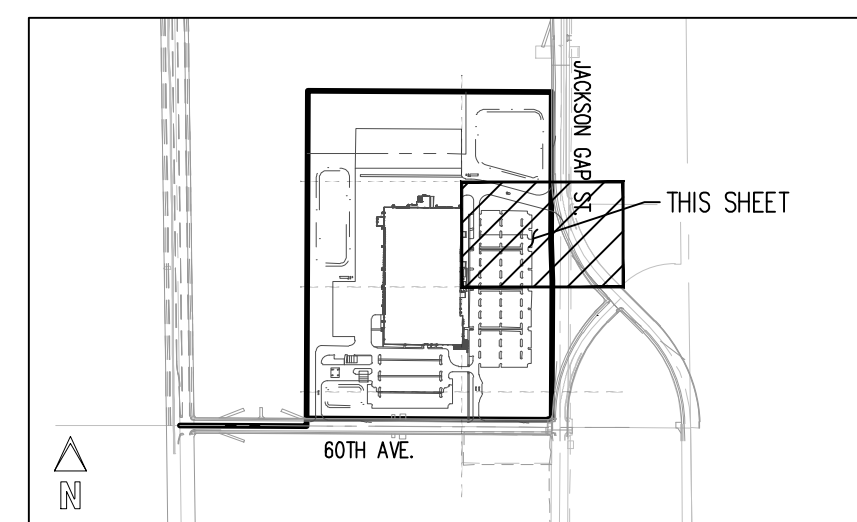


PRELIMINARY  
NOT FOR BIDDING  
NOT FOR CONSTRUCTIONPROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 160TH AVE AND JACKSON GAP ST  
AURORA, CO

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Project No: RCU005  
Drawn By: AS  
Checked By: SRA  
Date: 11/20/2020

LANDSCAPE PLAN

KEY MAP  
SCALE: 1"=1000'

## LANDSCAPE PLAN LEGEND

---	PROPERTY LINE
- - - - -	EXISTING EASEMENT
- - - - -	PROPOSED RIGHT-OF-WAY BY OTHERS
- - - - -	PROPOSED EASEMENT
=====	EXISTING CURB AND GUTTER
=====	PROPOSED CURB AND GUTTER BY OTHERS
=====	PROPOSED CURB AND GUTTER
=====	EXISTING SIDEWALK
=====	PROPOSED SIDEWALK BY OTHERS
=====	PROPOSED SIDEWALK
- - - - -	PROPOSED FENCE
- - - - -	PROPOSED GUARDRAIL
=====	PROPOSED ACCESSIBLE ROUTE
- - - - -	SIGHT TRIANGLE
- - - - -	PROPOSED EXTENTS OF POND
- - - - -	PROPOSED FIRE HYDRANT BY OTHERS
- - - - -	PROPOSED FIRE HYDRANT
- - - - -	FIRE DEPARTMENT CONNECTION
- - - - -	PROPOSED INLET BY OTHERS
- - - - -	PROPOSED INLET
- - - - -	MANHOLE
- - - - -	PARKING COUNT
- - - - -	SITE SIGN
- - - - -	KNOX BOX
- - - - -	PROPOSED SITE LIGHT
- - - - -	PROPOSED LIGHT BY OTHERS
- - - - -	ASPHALT PAVING
- - - - -	CONCRETE PAVING
- - - - -	100 YEAR FLOODPLAIN
- - - - -	PROPOSED CONTOURS
- - - - -	STEEL EDGER

## PLANT MATERIAL SYMBOL LEGEND

	DECIDUOUS TREES
	CONIFEROUS TREES
	ORNAMENTAL TREES
	DECIDUOUS SHRUBS
	CONIFEROUS SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS
	HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX
	SHORTGRASS PRAIRIE MEADOW MIX
	TEMPORARY SEED MIX
	FESCUE SOD

## LANDSCAPE CALCULATIONS- FUTURE EMPLOYEE LOT

REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
FUTURE PARKING LOT LANDSCAPING (EMPLOYEE LOT EAST- 1 TREE AND 6 SHRUBS PER 9X19 ISLAND, 2 TREES AND 12 SHRUBS PER 9X38 ISLAND	6 9X19 ISLANDS AND 4 9X38 ISLANDS	14 TREES AND 120 SHRUBS	14 TREES AND 120 SHRUBS

## PLANTING LEGEND - FUTURE EMPLOYEE LOT

QTY	LEGEND	ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER ZONES	SUN/ SHADE
2	GYDI		GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO COFFEETREE	2" CAL. B&B	50'X35'	WATER CONSERVING	SUN
12	KOPA		KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL. B&B	30'X25'	WATER CONSERVING	SUN

## DECIDUOUS TREES

6	AMCA		AMORPHA CANESCENS	LEADPLANT	#5 CONT. 18-24"	4'X4'	WATER CONSERVING	SUN
39	POFR		POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	POTENTILLA	#5 CONT. 18-24"	2'X3'	WATER CONSERVING	SUN
32	SPAL		SPIREA ALBIFLORA	JAPANESE WHITE SPIREA	#5 CONT. 18-24"	2'X2'	WATER CONSERVING	SUN

## EVERGREEN SHRUBS

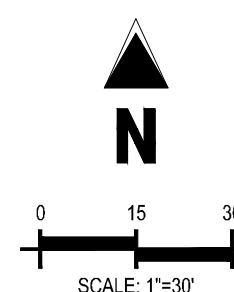
1	JUHG		JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5 CONT. 18-24"	18"X6"	WATER CONSERVING	SUN/ PART SHADE
6	PIMS		PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT. 18-24"	3'X4'	WATER CONSERVING	SUN

## MULCH

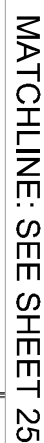
2,274 SF	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A
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## EDGING

67 LF	STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A
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	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED RIGHT-OF-WAY BY OTHERS
	PROPOSED EASEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER BY OTHERS
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	PROPOSED SIDEWALK
	PROPOSED FENCE
	PROPOSED GUARDRAIL
	PROPOSED ACCESSIBLE ROUTE
	SIGHT TRIANGLE
	PROPOSED EXTENTS OF POND
	PROPOSED FIRE HYDRANT BY OTHERS
	PROPOSED FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	PROPOSED INLET BY OTHERS
	PROPOSED INLET
	MANHOLE
	PARKING ZONE
	SITE SIGN
	KNOX BOX
	PROPOSED SITE LIGHT
	PROPOSED LIGHT BY OTHERS
	ASPHALT PAVING
	CONCRETE PAVING
	100 YEAR FLOODPLAIN
	PROPOSED CONTOURS
	STEEL EDGER

	DECIDUOUS TREES
	CONIFEROUS TREES
	ORNAMENTAL TREES
	DECIDUOUS SHRUBS
	CONIFEROUS SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS
	HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX
	SHORTGRASS PRAIRIE MEADOW MIX
	TEMPERARY SEED MIX
	FESCUE SOD



**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION



PROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

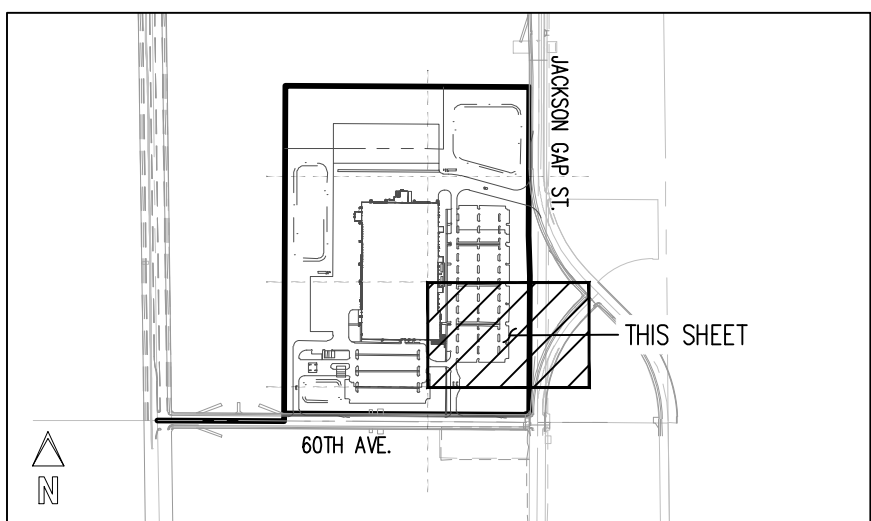
60TH AVE AND JACKSON GAP ST  
AURORA, CO

[illegible]

Project No:	RCU005
Drawn By:	AS
Checked By:	SRA
Date:	11/20/2020

LANDSCAPE PLAN

25



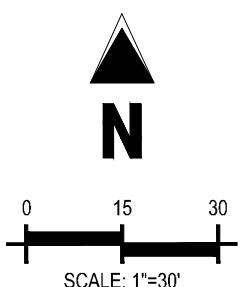
**KEY MAP**  
SCALE: 1"=1000

## LANDSCAPE PLAN LEGEND

- |  |                                    |
|--|------------------------------------|
|  | PROPERTY LINE                      |
|  | EXISTING EASEMENT                  |
|  | PROPOSED RIGHT-OF-WAY BY OTHERS    |
|  | PROPOSED EASEMENT                  |
|  | EXISTING CURB AND GUTTER           |
|  | PROPOSED CURB AND GUTTER BY OTHERS |
|  | PROPOSED CURB AND GUTTER           |
|  | EXISTING SIDEWALK                  |
|  | PROPOSED SIDEWALK BY OTHERS        |
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|  | PROPOSED FENCE                     |
|  | PROPOSED GUARDRAIL                 |
|  | PROPOSED ACCESSIBLE ROUTE          |
|  | SIGHT TRIANGLE                     |
|  | PROPOSED EXTENTS OF POND           |
|  | PROPOSED FIRE HYDRANT BY OTHERS    |
|  | PROPOSED FIRE HYDRANT              |
|  | FIRE DEPARTMENT CONNECTION         |
|  | PROPOSED INLET BY OTHERS           |
|  | PROPOSED INLET                     |
|  | MANHOLE                            |
|  | PARKING COUNT                      |
|  | SITE SIGN                          |
|  | KNOX BOX                           |
|  | PROPOSED SITE LIGHT                |
|  | PROPOSED LIGHT BY OTHERS           |
|  | ASPHALT PAVING                     |
|  | CONCRETE PAVING                    |
|  | 100 YEAR FLOODPLAIN                |
|  | PROPOSED CONTOURS                  |
|  | STEEL EDGER                        |

### PLANT MATERIAL SYMBOL LEGEND

- |  |   |
|--|---|
|  | DECIDUOUS TREES                           |
|  | CONIFEROUS TREES                          |
|  | ORNAMENTAL TREES                          |
|  | DECIDUOUS SHRUBS                          |
|  | CONIFEROUS SHRUBS                         |
|  | ORNAMENTAL GRASSES                        |
|  | PERENNIALS                                |
|  | HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX |
|  | SHORTGRASS PRAIRIE MEADOW MIX             |
|  | TEMPORARY SEED MIX                        |
|  | FESCUE SOD                                |



PROJECT PEARL AT PORTEOS 2020-6026-00



[illegible]

REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
FUTURE PARKING LOT LANDSCAPING (EMPLOYEE LOT, EAST): 1 TREE AND 6 SHRUBS PER 9X19 ISLAND, 2 TREES AND 12 SHRUBS PER 9X38 ISLAND	7 9X19 ISLANDS	7 TREES AND 42 SHRUBS	7 TREES AND 42 SHRUBS
PARKING LOT MEDIANS (VAN LOT, SOUTH): 1 TREE PER 30 LF AND 6 SHRUBS PER 36 LF	340 LF OF PARKING LOT MEDIANS	12 TREES AND 57 SHRUBS	23 TREES, 114 SHRUBS**

QTY	LEGEND ABBREV	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MIN/MUM)	MATURE SIZE	WATER ZONES	SUN/SHADE
<b>DECIDUOUS TREES</b>							
4	CASP	CATALPA SPECIOSA	WESTERN CATALPA	2" CAL. B&B	50'X30'	WATER CONSERVING	SUN
3	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL. B&B	50'X30'	WATER CONSERVING	SUN
<b>DECIDUOUS SHRUBS</b>							
6	CACL	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	#5 CONT. 18-24"	3'X3'	WATER CONSERVING	SUN
9	POFR	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MC KAY'S WHITE POTENTILLA	#5 CONT. 18-24"	2'X3'	WATER CONSERVING	SUN
4	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PATWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6'	WATER CONSERVING	SUN
14	RHTR	RHUS TRILOBATA	THREE LEAF SUMAC	#5 CONT. 18-24"	4'X4'	WATER CONSERVING	SUN/PART SHADE
6	SPAL	SPIREA ALBIFLORA	JAPANESE WHITE SPIREA	#5 CONT. 18-24"	2'X2'	WATER CONSERVING	SUN
<b>EVERGREEN SHRUBS</b>							
3	JUHG	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5 CONT. 18-24"	18"X6'	WATER CONSERVING	SUN/PART SHADE
<b>MULCH</b>							
1,364 SF		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A	
<b>EDGING</b>							
203 LF		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A	

LEGEND				PLANTING	MATURE	WATER	
QTY	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE (MINIMUM)	SIZE	ZONES	SUN/SHADE

12	KOPA	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL. B&B	30'X25'	WATER CONSERVING	SUN
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LEGEND				PLANTING			
QTY	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE (MINIMUM)	MATURE SIZE	WATER ZONES	SUN/SHADE

3	KOPA-F	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL. B&B	30'X25'	WATER CONSERVING	SUN
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6	PIPU-F	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HEIGHT B&B	60'X25'	WATER CONSERVING	SUN/PART SHADE
3	PIPO-F	PINUS PONDEROSA	PONDEROSA PINE	6' HEIGHT B&B	40'X25'	WATER CONSERVING	SUN

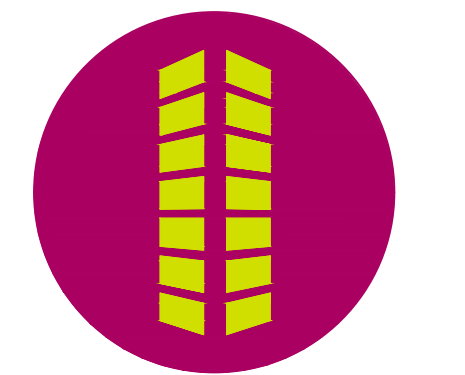
	PROPERTY LINE
	EXISTING EASEMENT
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PROJECT PEARL AT PORTEOS 2020-6026-00



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PROJECT PEARL  
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

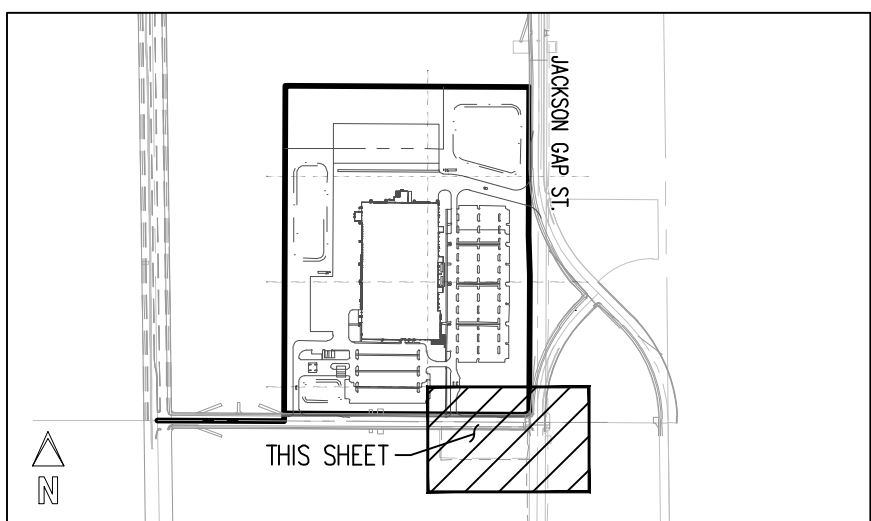
60TH AVE AND JACKSON GAP ST  
AURORA, CO

[illegible]

Project No:	RCU005
Drawn By:	AS
Checked By:	SRA
Date:	11/20/2020

LANDSCAPE PLAN

27



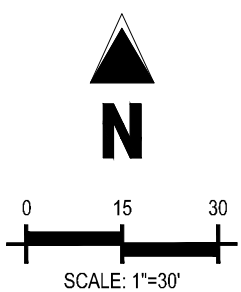
**KEY MAP**  
SCALE: 1"=1000

### LANDSCAPE PLAN LEGEND

- |  |                                    |
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### PLANT MATERIAL SYMBOL LEGEND

- |  |                        |
|--|------------------------|
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|  | ORNAMENTAL TREES       |
|  | DECIDUOUS SHRUBS       |
|  | CONIFEROUS SHRUBS      |
|  | ORNAMENTAL GRASSES     |
|  | PERENNIALS             |
|  | HIGH PLAINS/FOOTHILLS  |
|  | SHORTGRASS PRAIRIE MIX |
|  | TEMPORARY SEED MIX     |
|  | FESCUE SOD             |







60TH AVE AND JACKSON GAP ST  
AURORA, CO

Project No:	RCU005
Drawn By:	AS
Checked By:	SRA
Date:	11/20/2020

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## AURORA TREE PLANTING NOTES

1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. BULBS GO TO THE BOTTOM OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER.
2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED GRADE SURFACE. THIS INCLUDES TREES THAT ARE SET ON SLOPING SITES. DO NOT PLANT ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AT TREE TRUNK. REMOVE BASKET AND BASKET COMPLETELY. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP AS POSSIBLE. REMOVE UNNECESSARY PACKING MATERIAL.
4. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. APPLY MUCH INSIDE WATERING RING.
5. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
6. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.

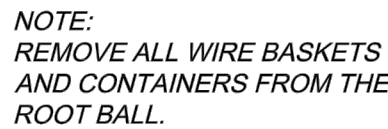
1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FOR FIRE HYDRANTS BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETEROED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL, SHOWN WITHIN THE SITE PLAN OR CIVIL DRAWING, SHALL BE IDENTIFIED AS BEING DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

### SIGHT TRIANGLE COMPLIANCE NOTE

NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TYPICAL OF ALL SIGHT TRIANGLES.

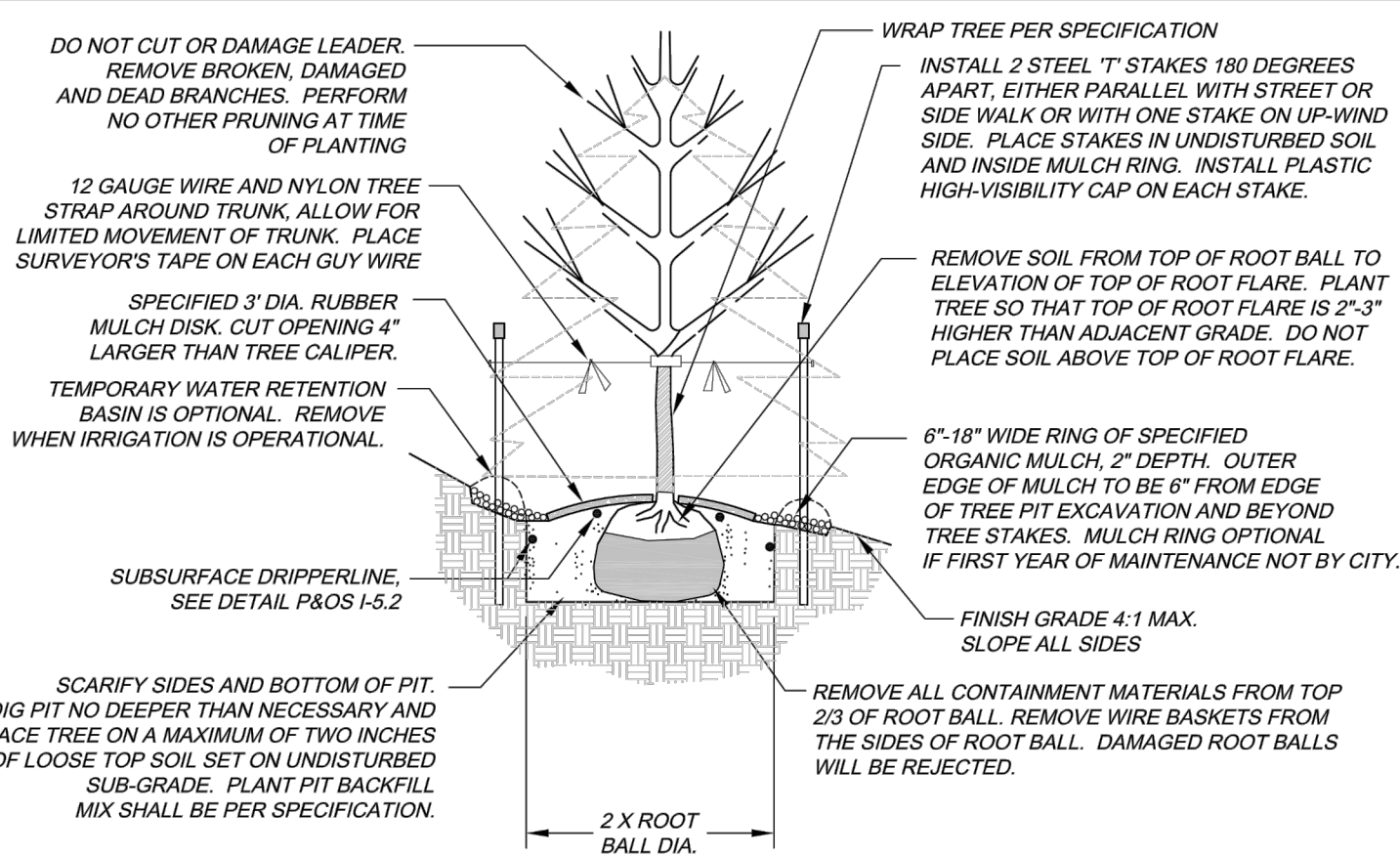
## GENERAL

1. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER FOOT TO FOOTING. TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
2. AFTER ALL PLANTING IS COMPLETE, INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT APPROVAL. PINS TO ROLLY BEDS WHERE MULCH LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
3. INSTALL DEWITT PRO-5 WOOD BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
4. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
5. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER 1000 SQ. FT. LANDSCAPE AREA) FOR EQUAL APPROVAL. PIN MULCH TO ROLLY BEDS WHERE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
6. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL, NETTING FROM ROLLS. NETTING SHALL BE #C1-125, AS MANUFACTURED BY VULCANIZING (OR AMERICAN GREEN OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.



*SHRUB*

**P&OS**  
**L-2.1**

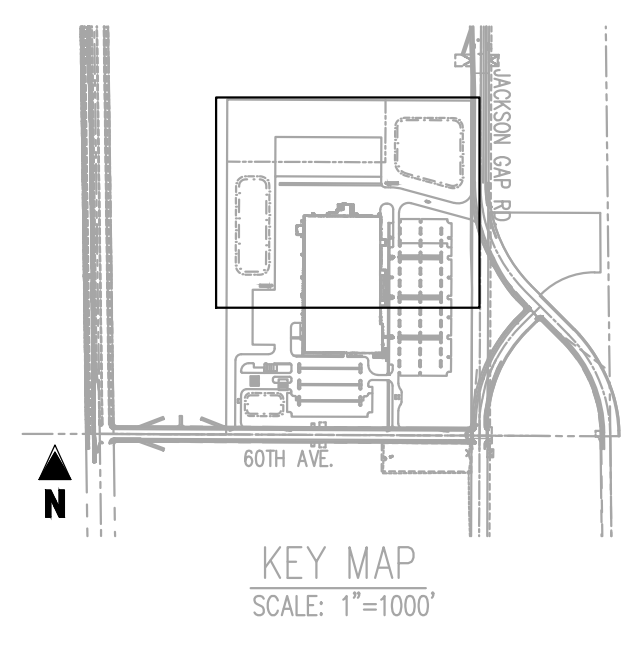
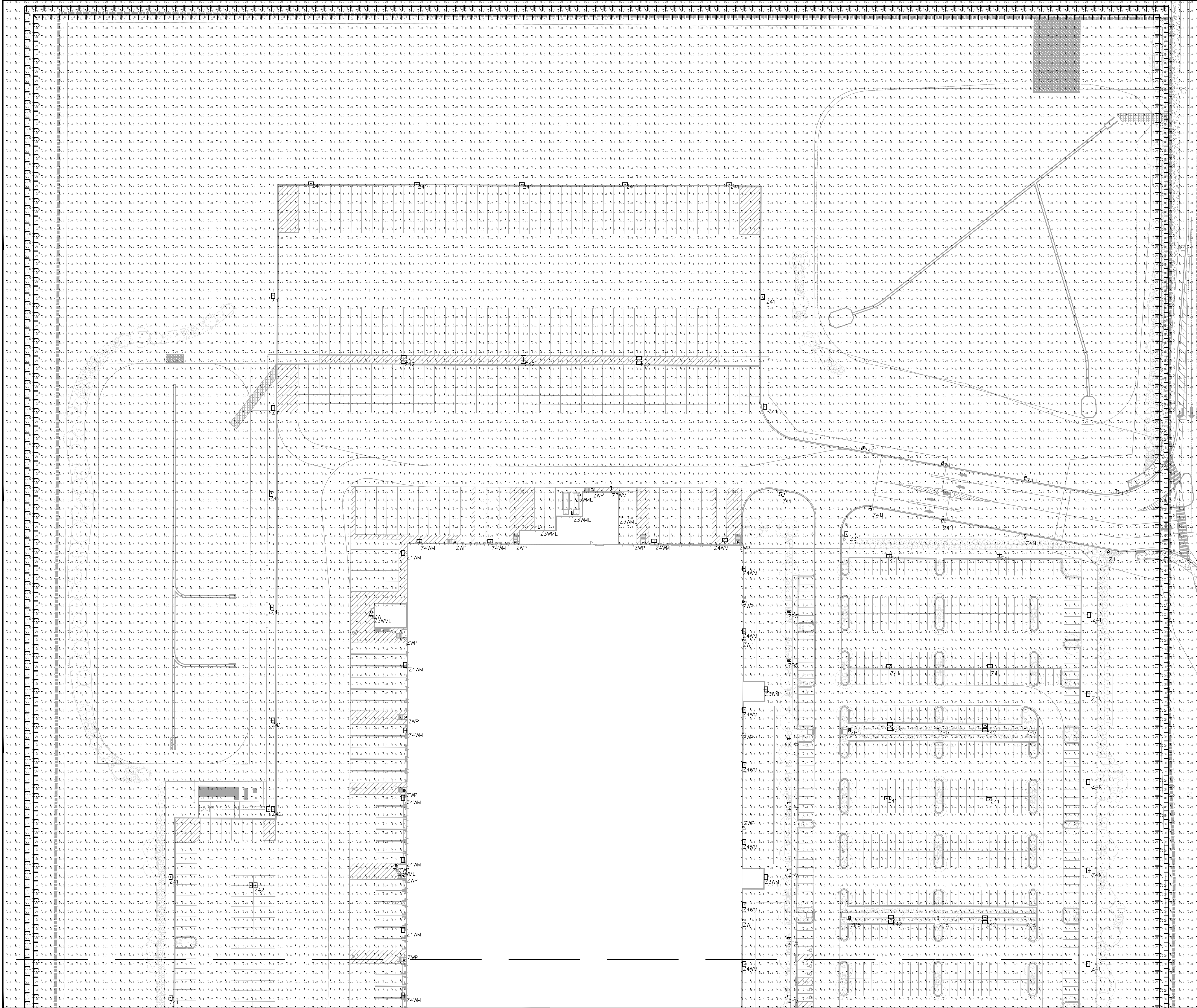


*DECIDUOUS &  
EVERGREEN TREE*

**P&OS**  
**L-2.0**

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL, BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATION. TURF SO/D/S/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS. MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL NATIVE GRASS SEEDING AREAS SHALL RECEIVE IRRIGATION ON THEIR OWN ZONE. AFTER ESTABLISHMENT, THE ZONES SHALL BE TURNED OFF IN AN EFFORT TO CONSERVE IRRIGATION BURDEN PER CODE TO REDUCE IRRIGATION AREAS.





**PRELIMINARY**  
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NOT FOR CONSTRUCTION

**AKF**  
250 S. Marquette Avenue, Suite 1350  
Minneapolis, MN 55401  
T: (612) 354-2442  
F: (612) 354-2162  
*Leadership in Engineering & Integrated Services*

PROJECT PEARL  
PORTEOS SUBDIVISION FILING X

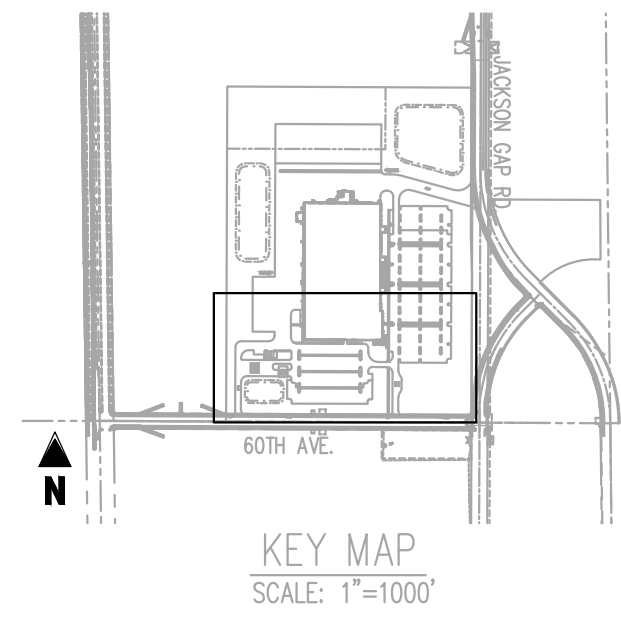
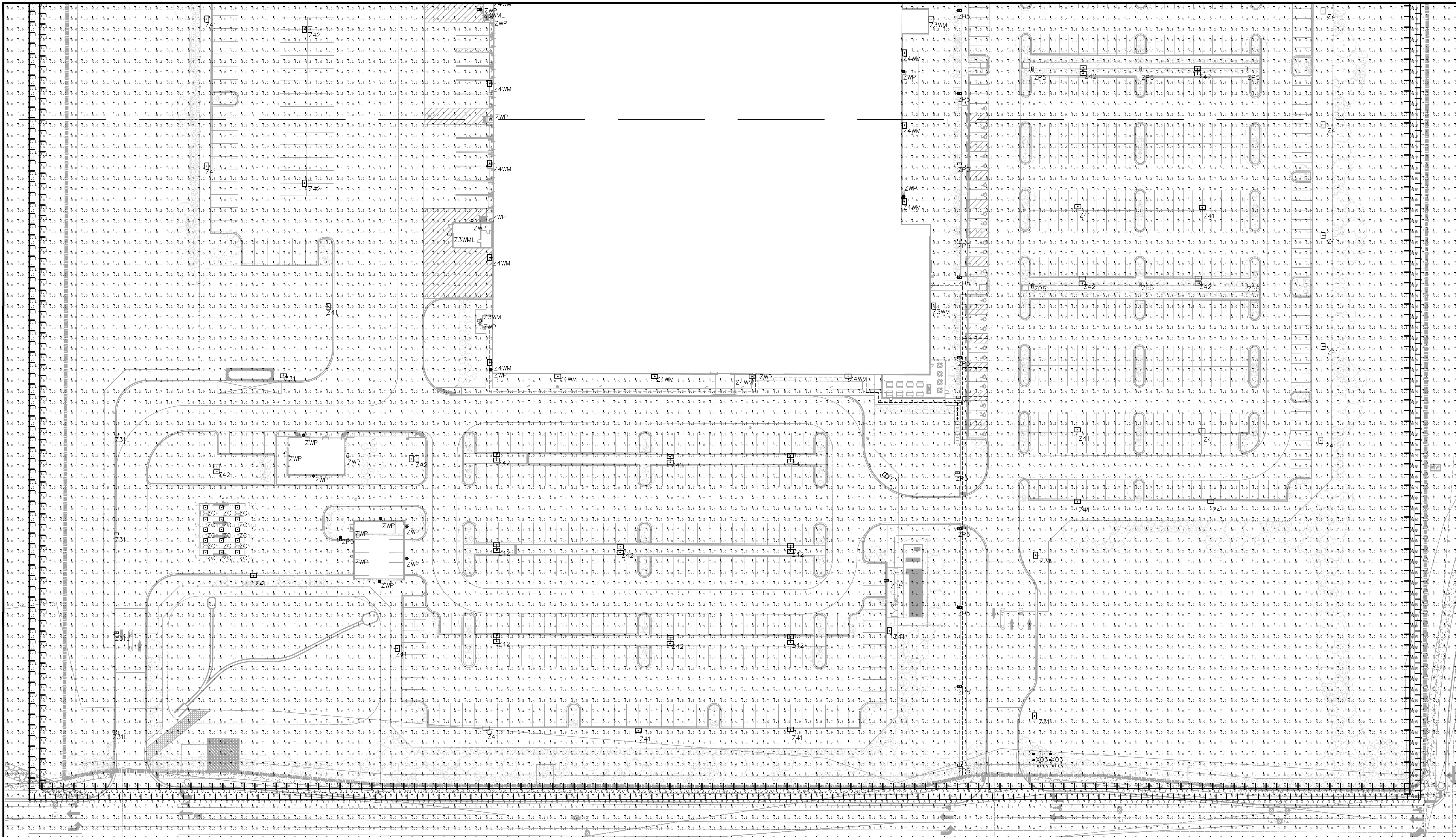
60TH AVE AND JACKSON GAP ST  
AURORA, CO

[illegible]

Scale:	1"=50'-0"
Project No:	200809
Drawn By:	BH
Checked By:	RM
Date:	2020-09-18

SITE LIGHTING  
PHOTOMETRIC PLAN-  
NORTH





**PRELIMINARY**  
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AKF

250 S. Marquette Avenue, Suite 1350  
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PROJECT PEARL  
PORTEOS SUBDIVISION FILING X

60TH AVE AND JACKSON GAP ST  
AURORA, CO

Luminaire Schedule									
Tag	Symbol	Qty	Label	Arrangement	Lum. Lumens	ULF	Width Description	Lum. Watts	Filename
Z3WM		3	Z3WM_GLEON-4F-05-LED-E1-173	SINGLE	30439	0.750	Wall Mounted at 30' AFG	279	Z31_GLEON-4F-05-LED-E1-173.ses
Z21W		4	Z21W_GLEON-4F-02-LED-E1-SL3	SINGLE	10480	0.750	Pole Mounted at 30' AFG	113	Z21W_GLEON-4F-02-LED-E1-SL3.ses
Z31		5	Z31_GLEON-4F-06-LED-E1-SL3	SINGLE	36421	0.750	Pole Mounted at 30' AFG	333	Z31_GLEON-4F-06-LED-E1-SL3.ses
Z2WM		3	Z2WM_GLEON-4F-02-LED-E1-173	SINGLE	12681	0.750	Wall Mounted at 20' AFG	113	Z21W_GLEON-4F-02-LED-E1-173.ses
X03		4	X03_C-F-LA-RDW-3L-40K-DB_FL14	SINGLE	3166	0.750	C-F-LA-RDW-3L-40K-DB	33.5	X03_C-F-LA-RDW-3L-40K-DB_FL1434-001A.ses
Z41L		3	Z41L_GLEON-4F-02-LED-E1-SL4	SINGLE	11028	0.750	Pole Mounted at 30' AFG	113	Z41L_GLEON-4F-02-LED-E1-SL4.ses
Z41W		42	Z41W_GLEON-4F-06-LED-E1-SL4	SINGLE	34605	0.750	Pole Mounted at 30' AFG	333	Z41L_GLEON-4F-06-LED-E1-SL4.ses
Z42		23	Z42_GLEON-4F-06-LED-E1-SL4	BACK-BACK	34605	0.750	Pole Mounted at 30' AFG	333	Z41L_GLEON-4F-06-LED-E1-SL4.ses
Z4WM		25	Z4WM_GLEON-4F-05-LED-E1-T4FT	SINGLE	36916	0.750	Wall Mounted at 30' AFG	279	ZC_LRC-B64-4-LED-E1-T4FT.ses
ZC		25	ZC_LRC-B64-4-LED-E1-W5T	SINGLE	8125	0.750	Recess Canopy Mount at 15' AFG	88	ZC_LRC-B64-4-LED-E1-W5T.ses
ZP		27	ZP4_GLEON-4F-02-LED-E1-SW02	SINGLE	13923	0.750	Pole Mounted at 15' AFG	113	ZP4_GLEON-4F-02-LED-E1-SW02.ses
ZWP		33	ZWP_GWC-4F-01-LED-E1-173	SINGLE	6505	0.750	Wall Mounted at 10' or 16' AFG	59	Z3WM_GWC-4F-01-LED-E1-173.ses

Calculation Summary										
Label	CalcType	Units	Description	Ang	Max	Min	AvgMin	MaxMin	Pct50s	Pct95th
CalcPds_10' Spd	Humance	Fc	Vertical Readings Taken at 5'-0" AFG	0.05	0.1	0.0	N/A	N/A	10	N/A
CalcPds_10' Spd Roadway Adj	Humance	Fc	Vertical Readings Taken at 5'-0" AFG	0.26	3.5	0.0	N/A	N/A	10	N/A
CalcPs_Fuel Canopy	Humance	Fc		23.29	37.6	9.1	2.56	4.15	10	10
StatAves_Employee Entry DE	Humance	Fc		2.81	3.7	1.8	1.56	2.06		
StatAves_Employee Expansion N	Humance	Fc		3.30	5.2	2.0	1.65	2.60		
StatAves_Employee Parking	Humance	Fc		3.17	7.4	1.1	2.88	6.73		
StatAves_Truck Docking N	Humance	Fc		3.51	9.9	1.0	3.51	9.80		
StatAves_Truck Docking W	Humance	Fc		3.92	11.4	0.9	4.36	12.87		
StatAves_Truck Parking and Drive	Humance	Fc		2.18	9.2	0.7	3.11	13.14		
StatAves_Truck Parking Expansion	Humance	Fc		2.01	6.3	0.4	2.51	7.98		
StatAves_Van Drive & Entry SW	Humance	Fc		3.19	16.9	0.7	4.56	20.01		
StatAves_Van Expansion S	Humance	Fc		3.95	7.1	1.6	2.47	4.44		
StatAves_Van Parking S	Humance	Fc		4.34	8.0	1.8	2.71	5.00		
StatAves_Van Parking W	Humance	Fc		3.30	6.9	1.0	3.30	6.90		

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

**CALCULATION DISCLAIMER:**  
Illuminance calculations are performed based on published methods, IESNA recommendations, and photometry made available by lighting fixture manufacturers. These illuminance calculations are issued as advisory documents for informational purposes only. Lightcraft cannot be held responsible for information supplied by others that may affect calculation results.

Scale:	1"=50'-0"
Project No:	200809
Drawn By:	BH
Checked By:	RM
Date:	2020-09-18

SITE LIGHTING  
PHOTOMETRIC PLAN-  
SOUTH

30







PROJECT INFORMATION  
**PROJECT PEARL**

6125 JACKSON GAP STREET,  
AURORA, CO 80016

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Number Date

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Author Checker  
JOB NO. DATE  
700885 2020.09.24

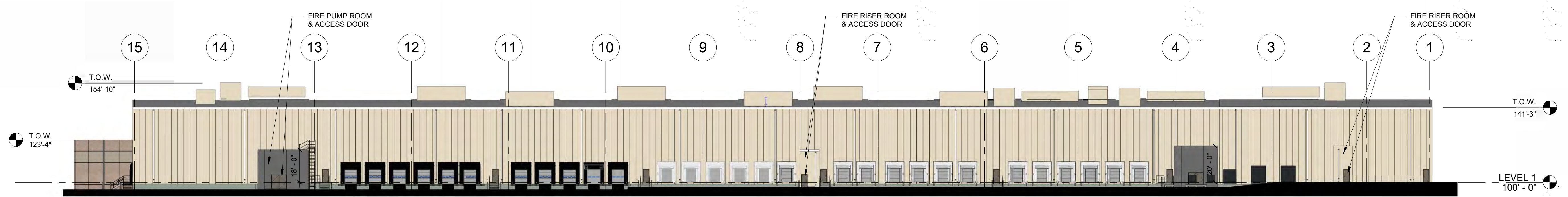
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

PRELIMINARY  
NOT FOR CONSTRUCTION

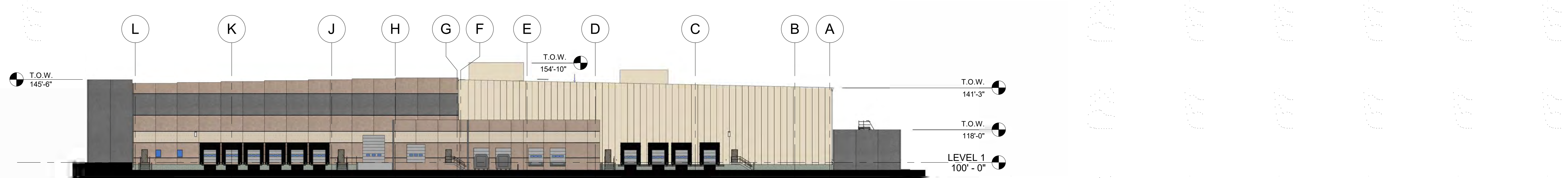
**DEVELOPMENTAL  
APPROVAL**

**OVERALL  
ELEVATIONS**

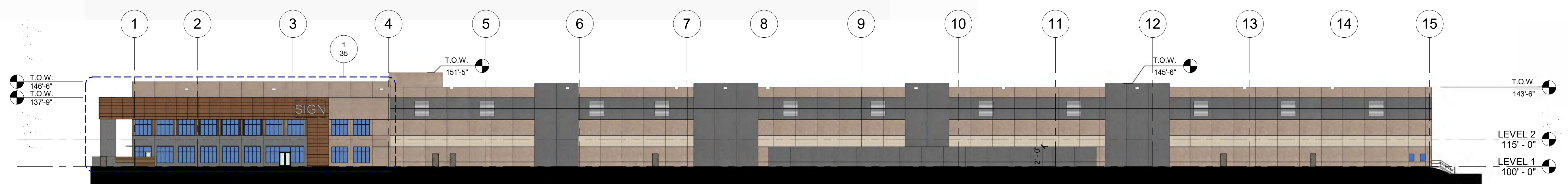
NOTE: COLORS AND TEXTURES ARE REPRESENTATIVE OF INTENT AND DO NOT NECESSARILY REFLECT FINAL SELECTIONS. MATERIAL SAMPLES WILL BE PROVIDED AT A LATER DATE.



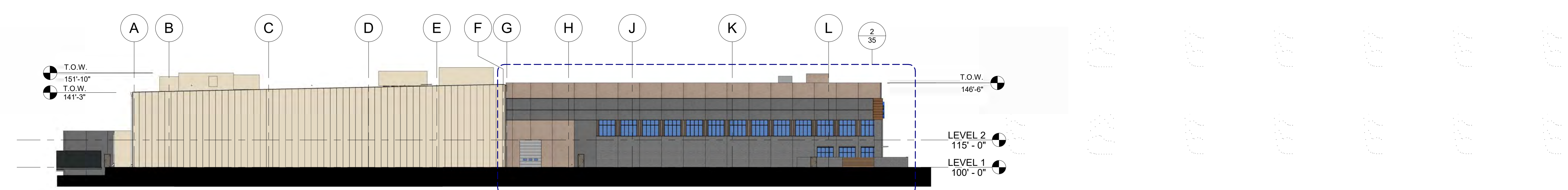
4 WEST ELEVATION - FULL  
1" = 30'-0"



3 NORTH ELEVATION - FULL  
1" = 30'-0"

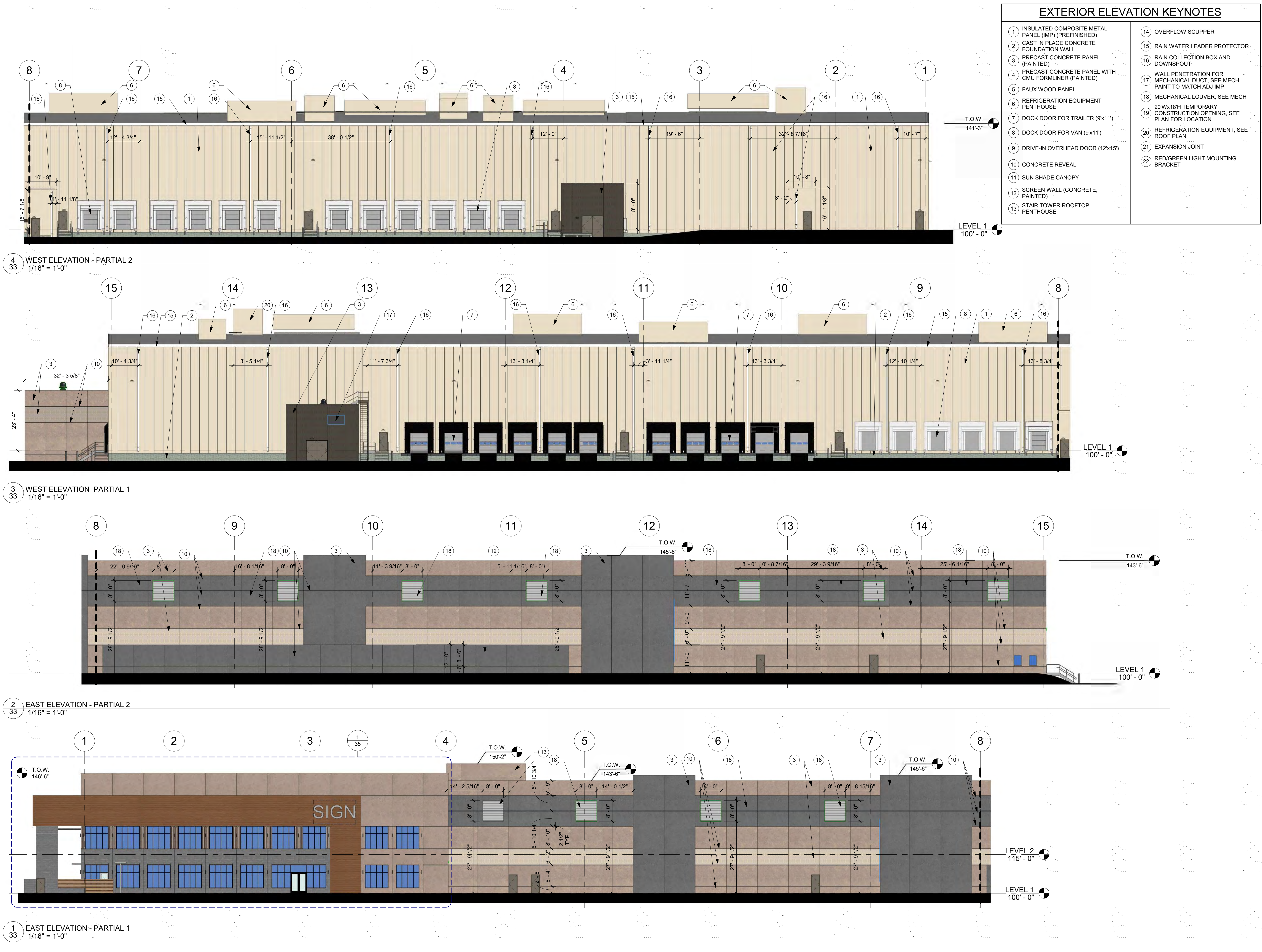


2 EAST ELEVATION - FULL  
1" = 30'-0"



1 SOUTH ELEVATION - FULL  
1" = 30'-0"





RYAN A+E, INC.  
533 South Third Street, Suite 100  
Minneapolis, MN 55415  
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612-492-3000 fax

WWW.RYANCOMPANIES.COM

OWNER

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ISSUE #	DATE	DESCRIPTION

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NOT FOR CONSTRUCTION

DEVELOPMENTAL  
APPROVAL

ENLARGED  
WAREHOUSE  
ELEVATIONS



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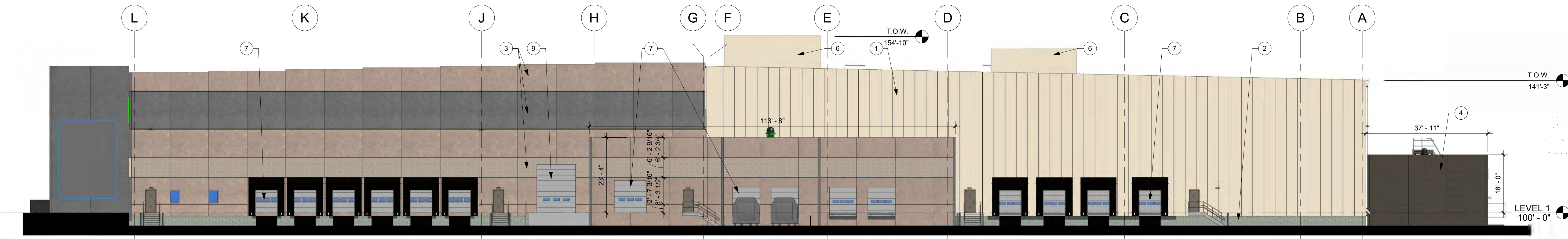
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NOT FOR CONSTRUCTION

**DEVELOPMENTAL  
APPROVAL**

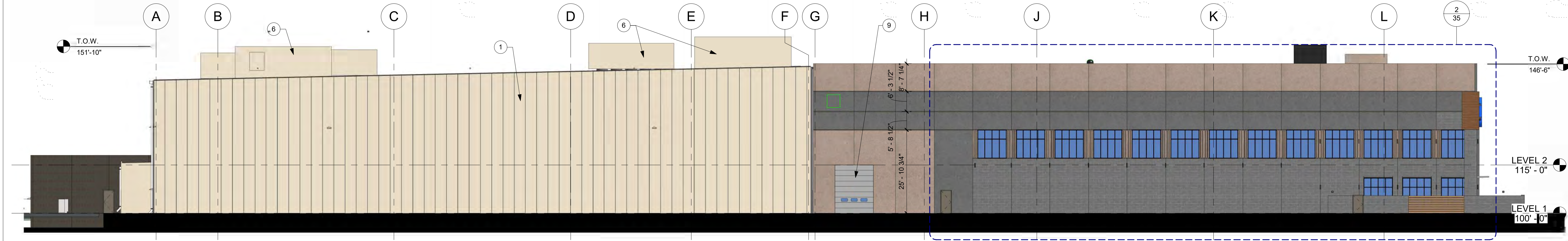
**ENLARGED  
WAREHOUSE  
ELEVATIONS**

**EXTERIOR ELEVATION KEYNOTES**

- |   |   |
|---|---|
| 1 INSULATED COMPOSITE METAL PANEL (IMP) (PREFINISHED) | 14 OVERFLOW SCUPPER   |
| 2 CAST IN PLACE CONCRETE FOUNDATION WALL              | 15 RAIN WATER LEADER PROTECTOR  |
| 3 PRECAST CONCRETE PANEL (PAINTED)                    | 16 RAIN COLLECTION BOX AND DOWNSPOUT                                      |
| 4 PRECAST CONCRETE PANEL WITH CMU FORMLINER (PAINTED) | 17 WALL PENETRATION FOR MECHANICAL DUCT, SEE MECH. PAINT TO MATCH ADJ IMP |
| 5 FAUX WOOD PANEL                                     | 18 MECHANICAL LOUVER, SEE MECH  |
| 6 REFRIGERATION EQUIPMENT PENTHOUSE                   | 19 20'Wx18'H TEMPORARY CONSTRUCTION OPENING, SEE PLAN FOR LOCATION        |
| 7 DOCK DOOR FOR TRAILER (9'x11')                      | 20 REFRIGERATION EQUIPMENT, SEE ROOF PLAN                                 |
| 8 DOCK DOOR FOR VAN (9'x11')                          | 21 EXPANSION JOINT  |
| 9 DRIVE-IN OVERHEAD DOOR (12'x15')                    | 22 RED/GREEN LIGHT MOUNTING BRACKET                                       |
| 10 CONCRETE REVEAL                                    |   |
| 11 SUN SHADE CANOPY                                   |   |
| 12 SCREEN WALL (CONCRETE, PAINTED)                    |   |
| 13 STAIR TOWER ROOFTOP PENTHOUSE                      |   |



2 NORTH ELEVATION  
1/16" = 1'-0"



1 SOUTH ELEVATION  
1/16" = 1'-0"



EXTERIOR ELEVATION KEYNOTES

- 1 INSULATED COMPOSITE METAL PANEL (IMP) (PREFINISHED)
- 2 CAST IN PLACE CONCRETE FOUNDATION WALL
- 3 PRECAST CONCRETE PANEL (PAINTED)
- 4 PRECAST CONCRETE PANEL WITH CMU FORMLINER (PAINTED)
- 5 FAUX WOOD PANEL
- 6 REFRIGERATION EQUIPMENT PENTHOUSE
- 7 DOCK DOOR FOR TRAILER (9'x11')
- 8 DOCK DOOR FOR VAN (9'x11')
- 9 DRIVE-IN OVERHEAD DOOR (12'x15')
- 10 CONCRETE REVEAL
- 11 SUN SHADE CANOPY
- 12 SCREEN WALL (CONCRETE, PAINTED)
- 13 STAIR TOWER ROOFTOP PENTHOUSE

- 14 OVERFLOW SCUPPER
- 15 RAIN WATER LEADER PROTECTOR
- 16 RAIN COLLECTION BOX AND DOWNSPOUT
- 17 WALL PENETRATION FOR MECHANICAL DUCT, SEE MECH. PAINT TO MATCH ADJ IMP
- 18 MECHANICAL LOUVER, SEE MECH
- 19 20'Wx18'H TEMPORARY CONSTRUCTION OPENING, SEE PLAN FOR LOCATION
- 20 REFRIGERATION EQUIPMENT, SEE ROOF PLAN
- 21 EXPANSION JOINT
- 22 RED/GREEN LIGHT MOUNTING BRACKET



2  
35 OFFICE - SOUTH ELEVATION  
1/8" = 1'-0"



1  
35 OFFICE - EAST ELEVATION  
1/8" = 1'-0"





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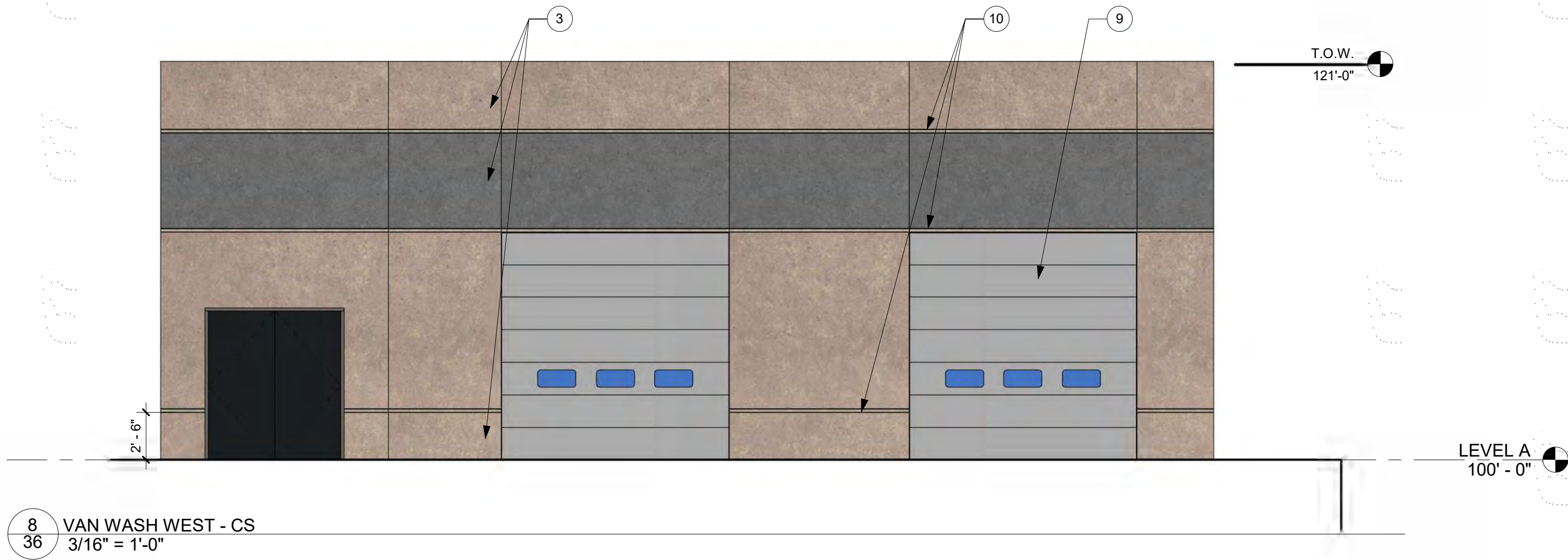
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

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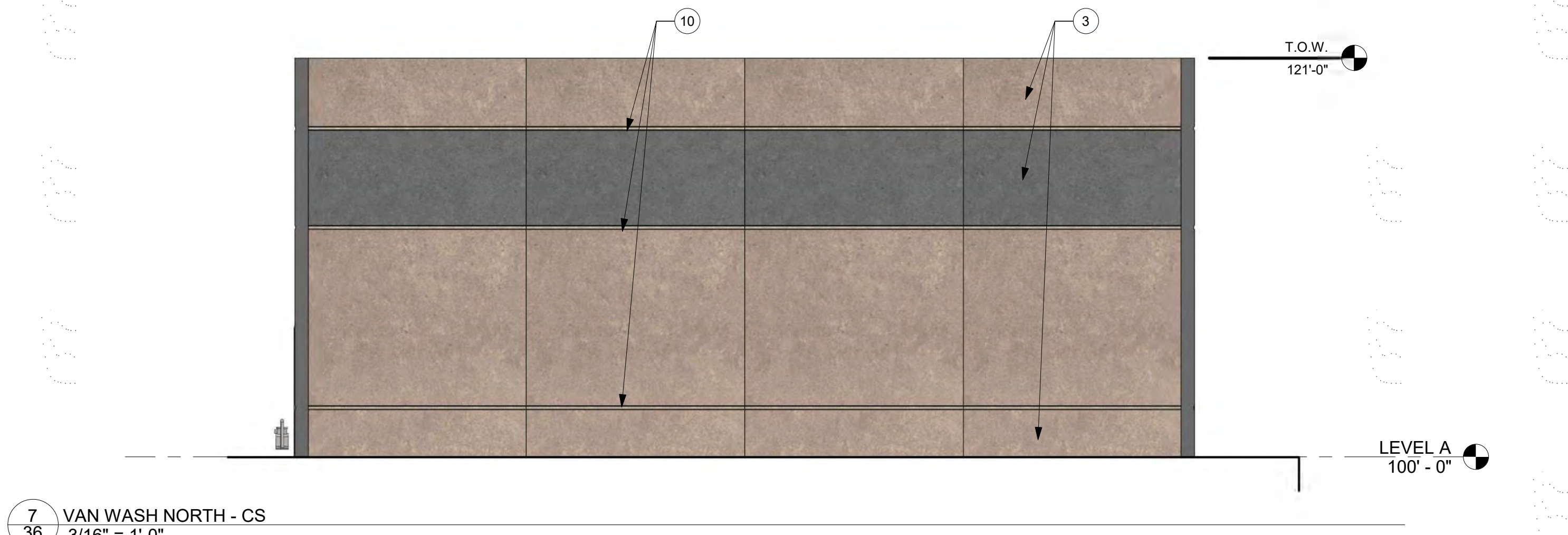
DEVELOPMENTAL  
APPROVAL

VAN BUILDING  
ELEVATIONS

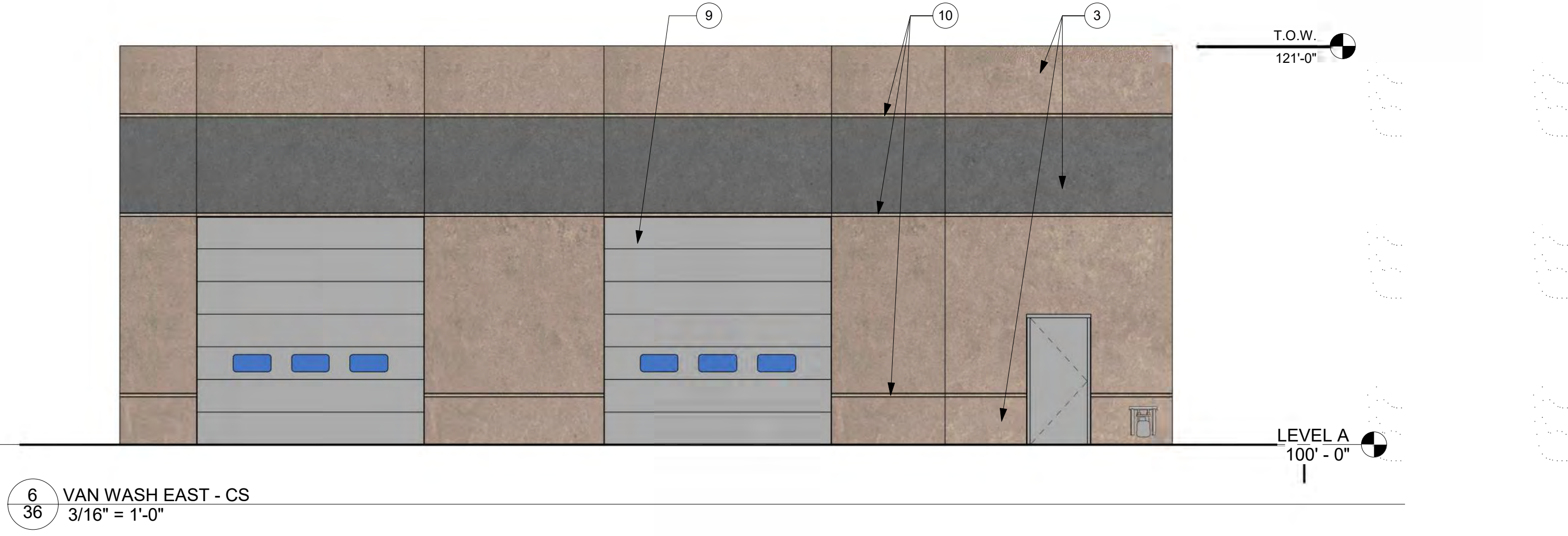
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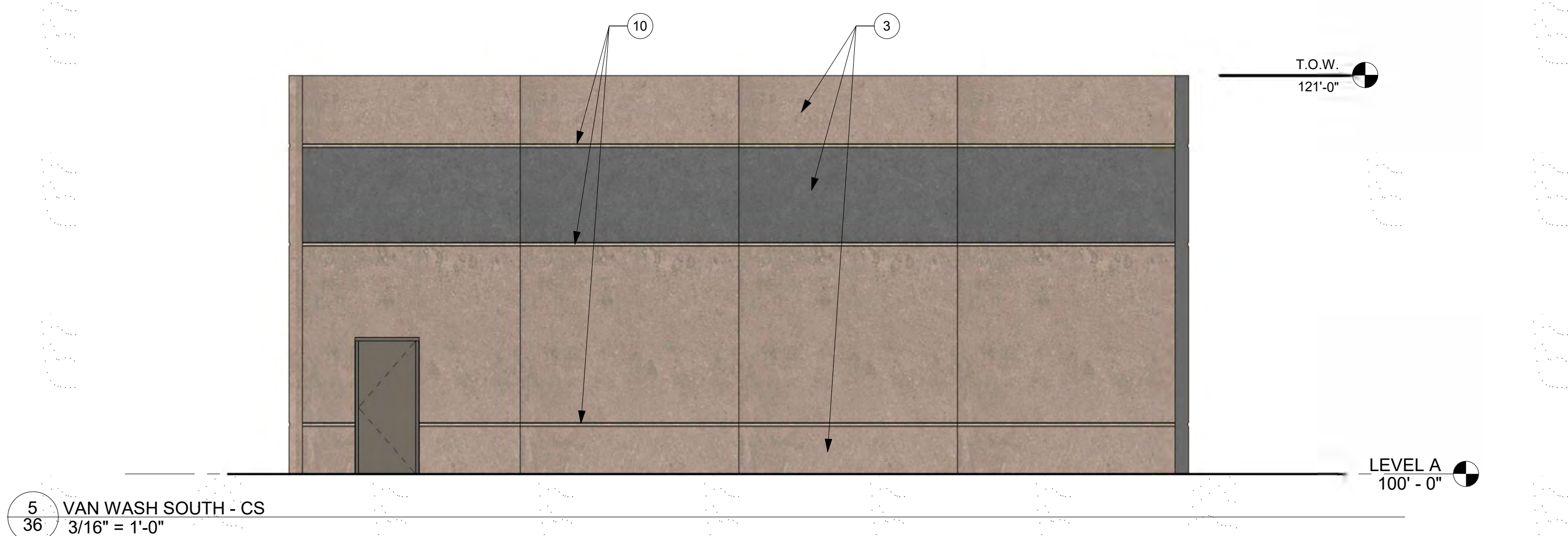
8 VAN WASH WEST - CS  
3/16" = 1'-0"



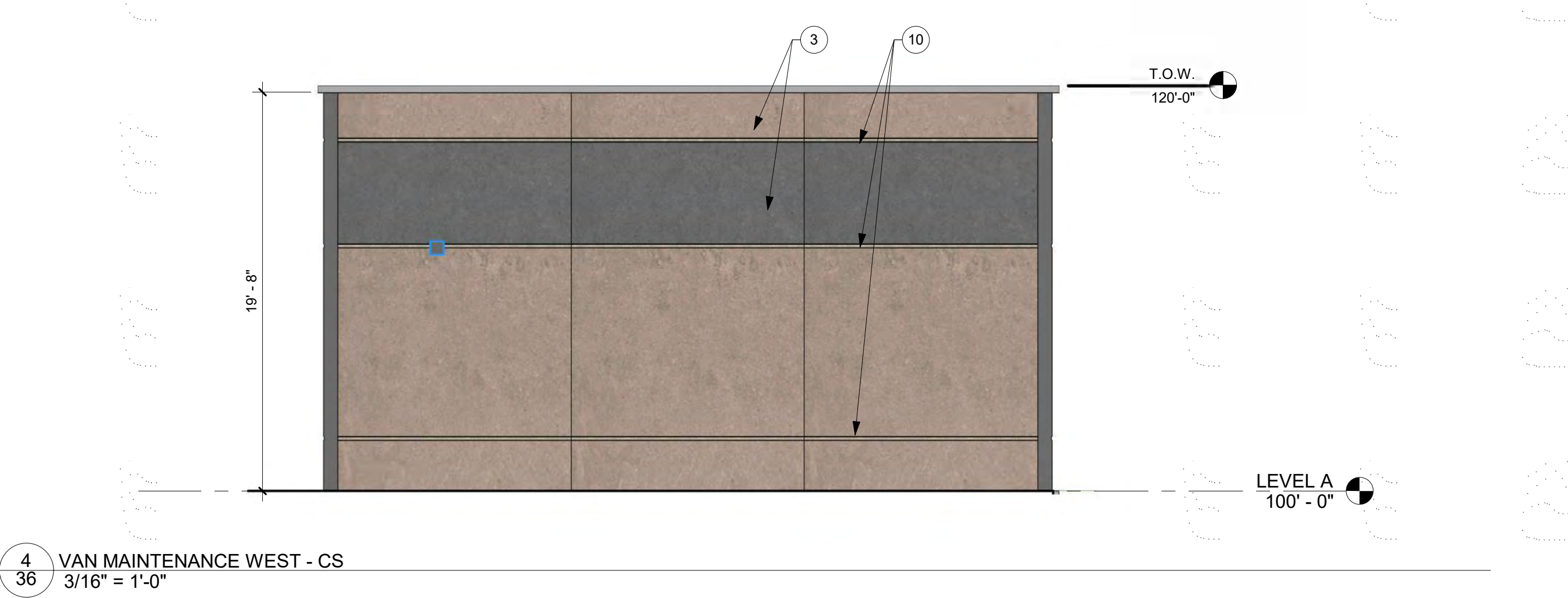
7 VAN WASH NORTH - CS  
3/16" = 1'-0"



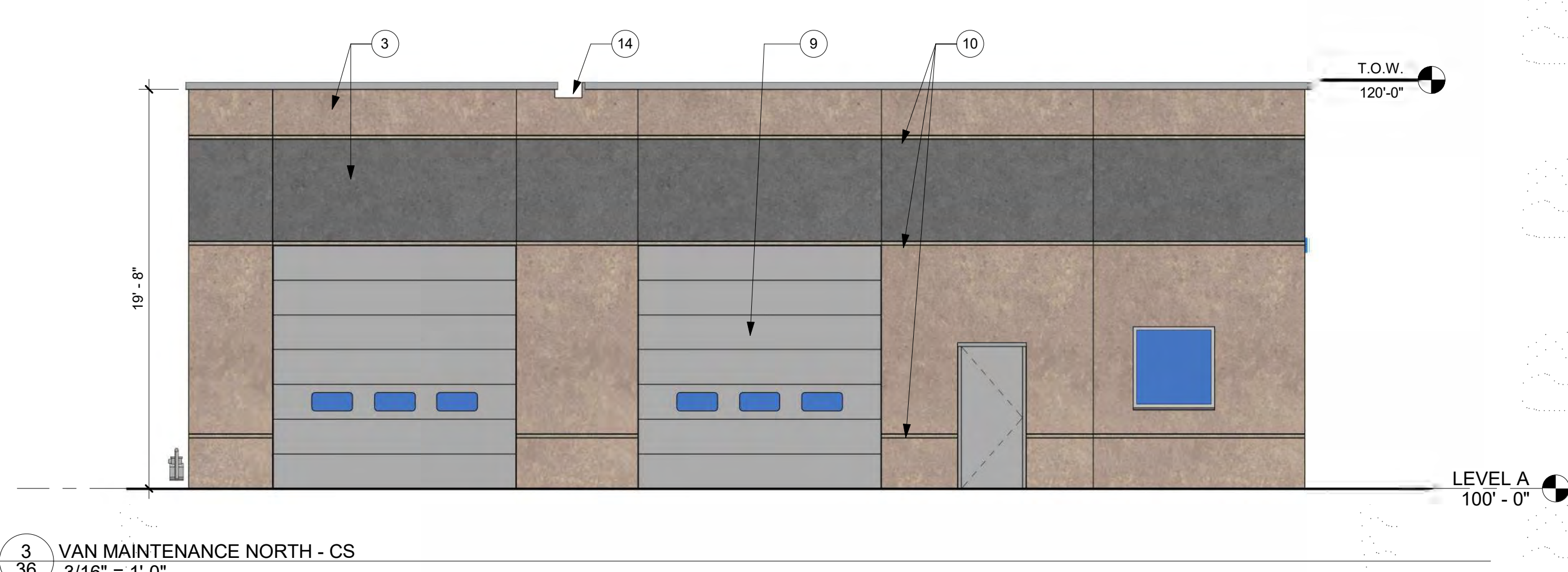
6 VAN WASH EAST - CS  
3/16" = 1'-0"



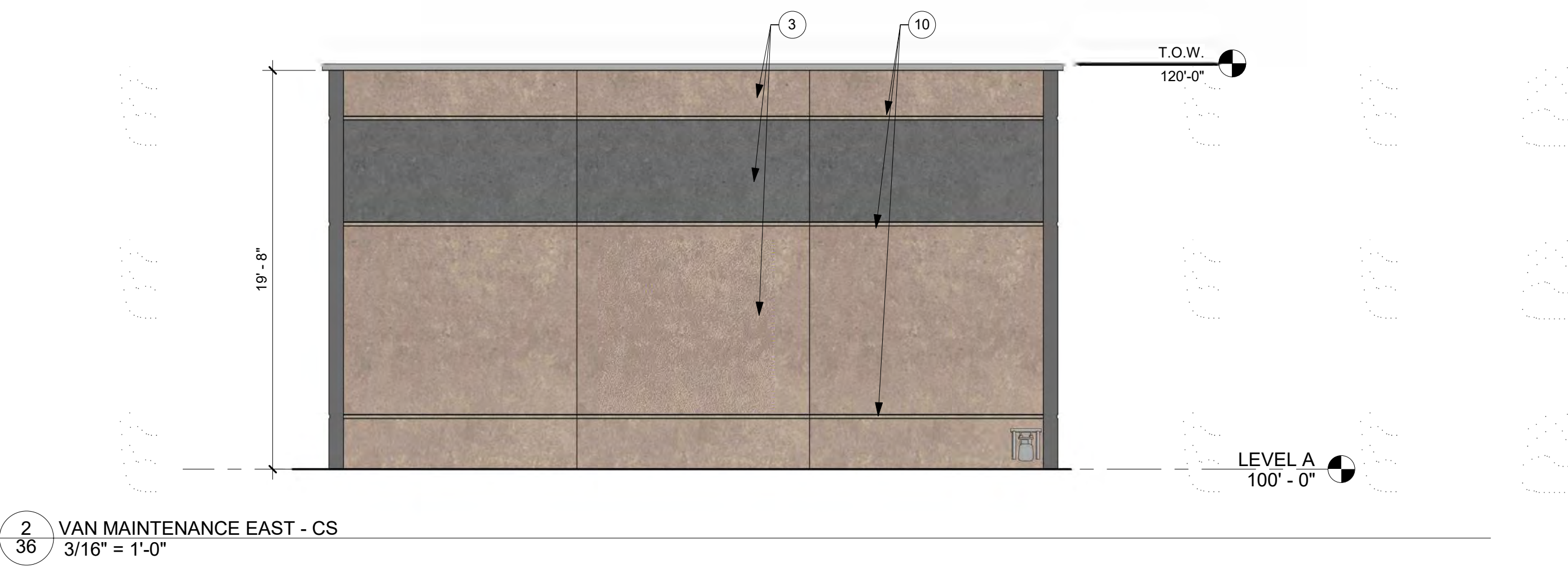
5 VAN WASH SOUTH - CS  
3/16" = 1'-0"



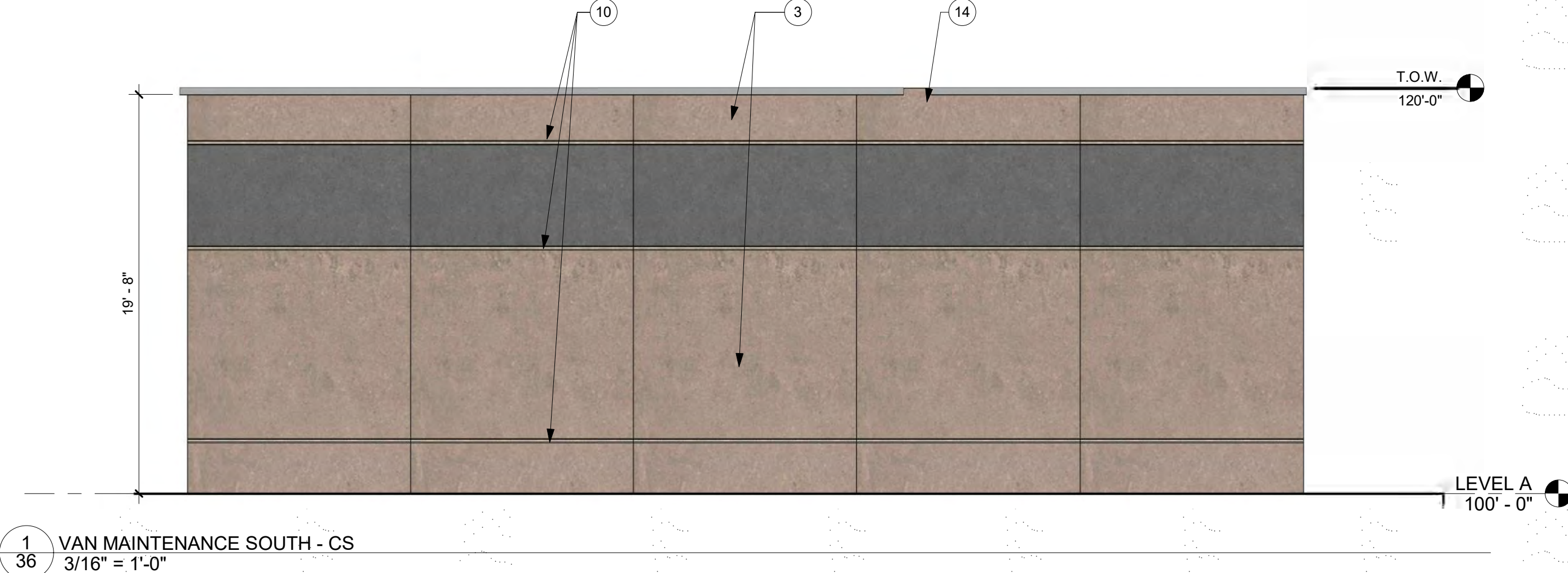
4 VAN MAINTENANCE WEST - CS  
3/16" = 1'-0"



3 VAN MAINTENANCE NORTH - CS  
3/16" = 1'-0"



2 VAN MAINTENANCE EAST - CS  
3/16" = 1'-0"



1 VAN MAINTENANCE SOUTH - CS  
3/16" = 1'-0"



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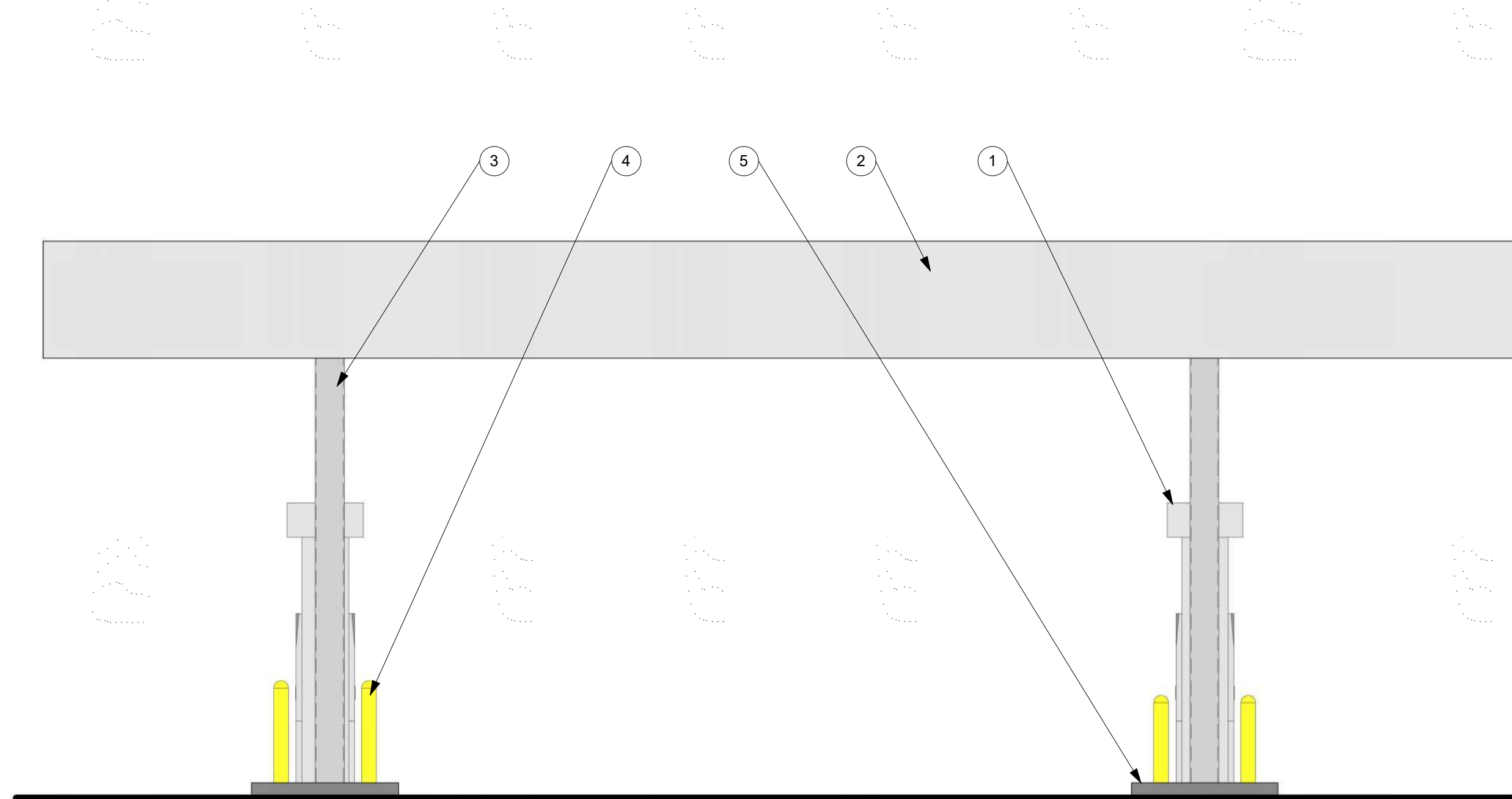
PRELIMINARY  
NOT FOR CONSTRUCTION

DEVELOPMENTAL  
APPROVAL

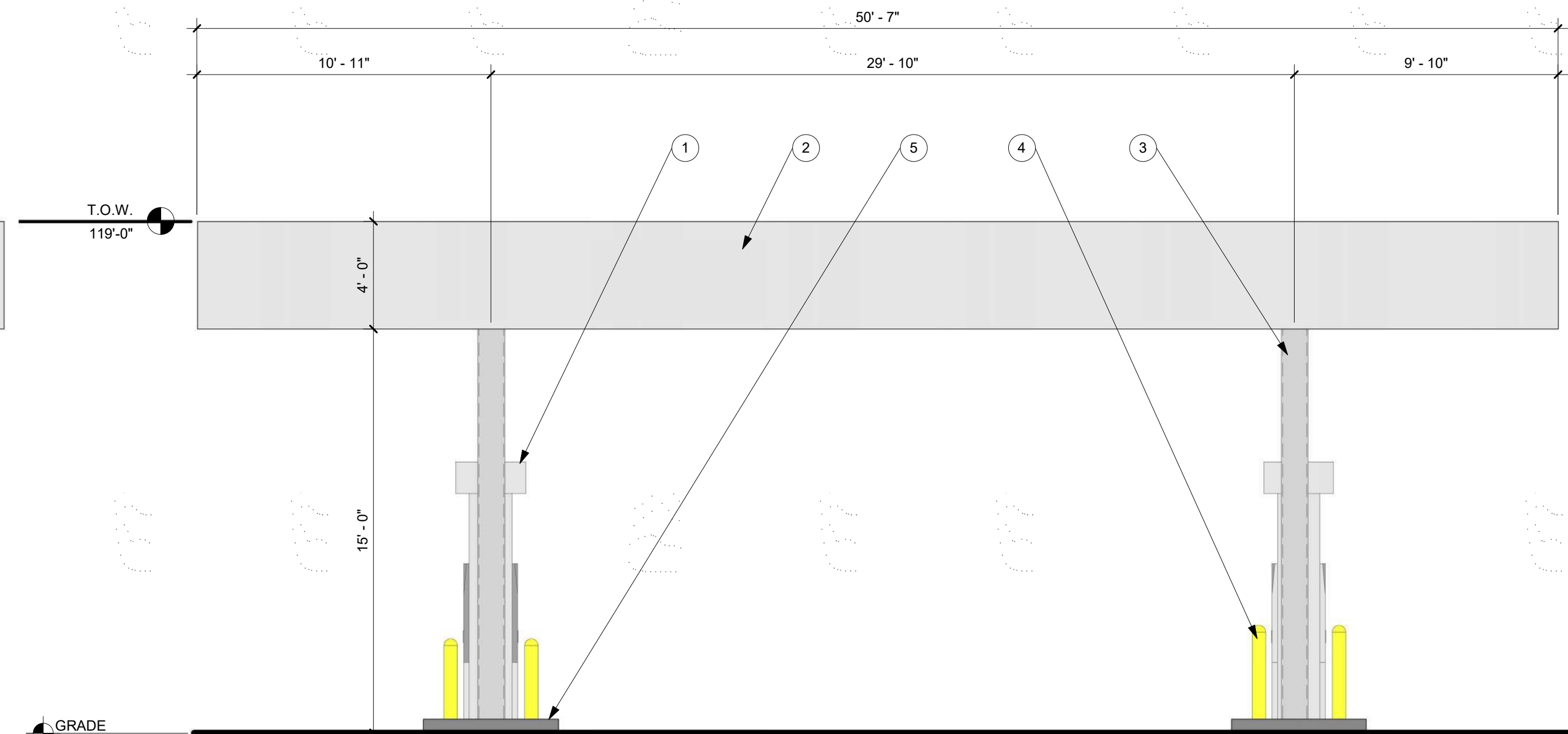
FUEL CANOPY  
ELEVATIONS

EXTERIOR FUEL CANOPY ELEVATIONS

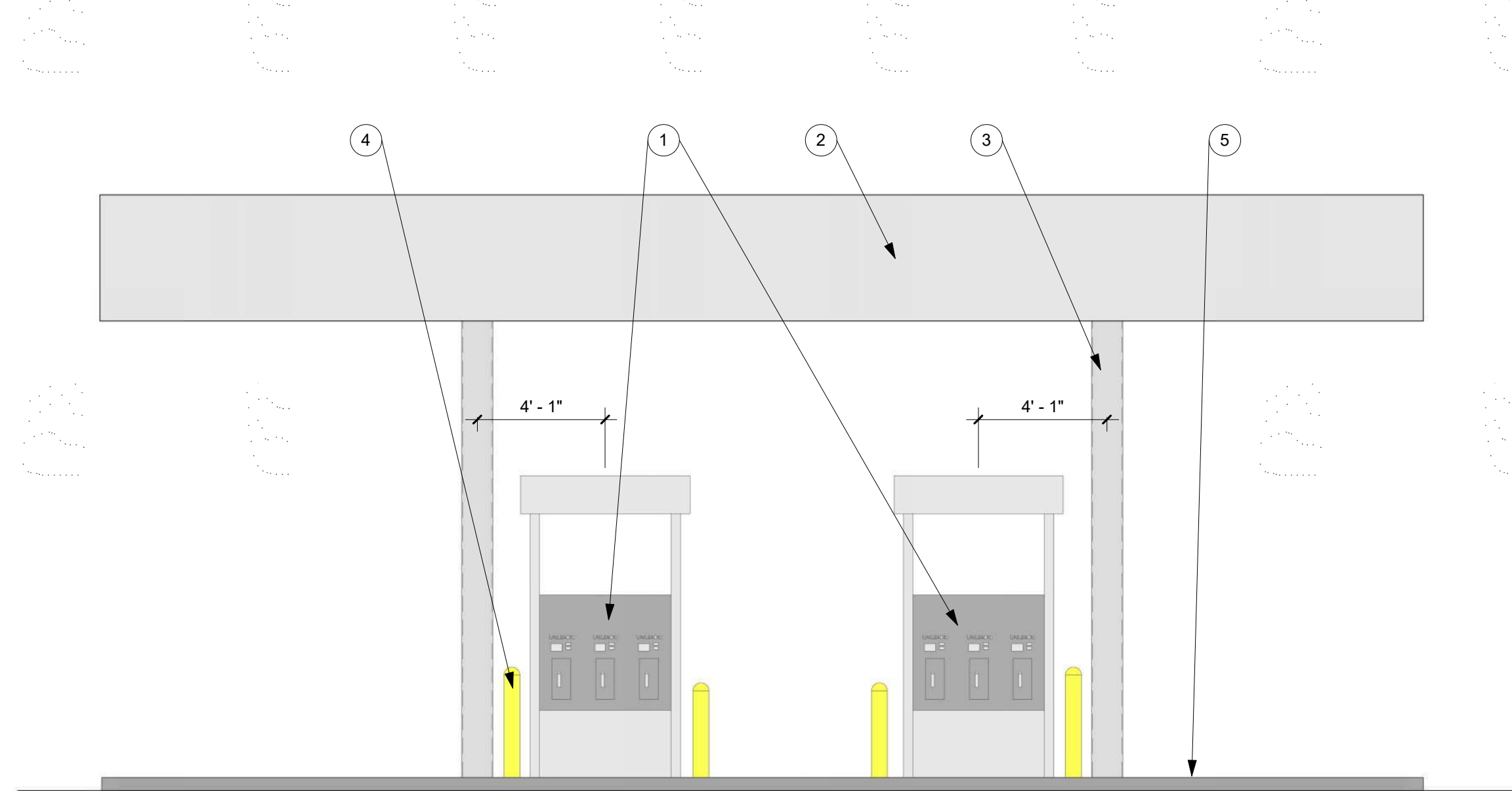
- 1 FUEL PUMP
- 2 CANOPY (WHITE PAINTED FASCIA FINISH, STRUCTURE BEYOND)
- 3 CANOPY STRUCTURE
- 4 CONCRETE BOLLARD, PAINTED
- 5 CONCRETE CURB



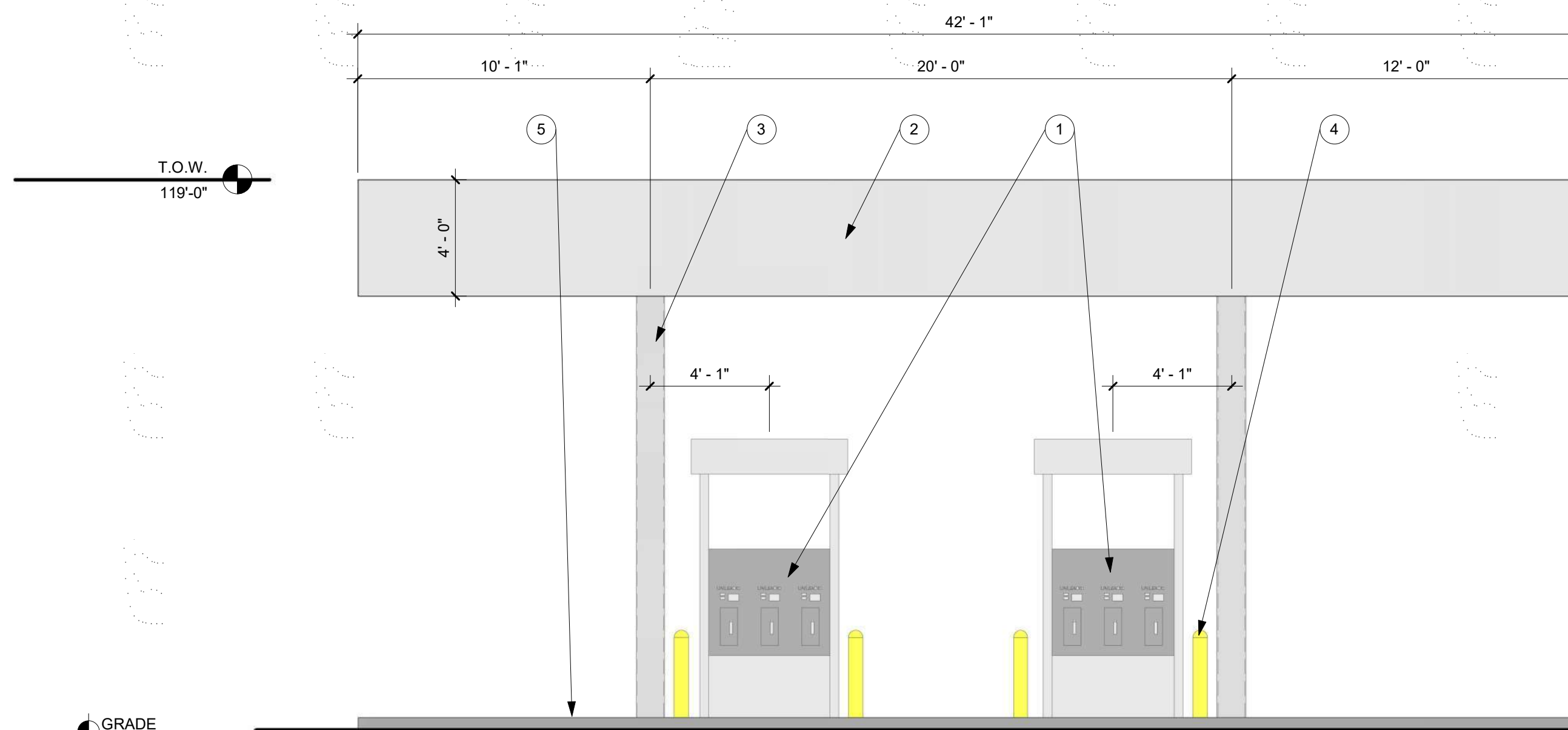
4 FUEL CANOPY WEST ELEVATION  
1/4" = 1'-0"



2 FUEL CANOPY EAST ELEVATION  
1/4" = 1'-0"



3 FUEL CANOPY NORTH ELEVATION  
1/4" = 1'-0"



1 FUEL CANOPY SOUTH ELEVATION  
1/4" = 1'-0"