

SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS SHALL CONFORM TO THE CREATIVE SIGN PROGRAM IDENTIFIED ON SHEETS A.3-A.7.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36 " AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS 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 SYSTEMS OR PRIVATE UTILITIES
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBER OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKewise, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. ARCHITECTURAL FEATURES (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. PER THE 2009 IFC SECTION 510 AND THE AURORA BUILDING AND ZONING CODE, SECTION 66-38: ALL INTERIOR AND EXTERIOR PORTIONS OF A BUILDING ARE REQUIRED TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE PRIOR TO ISSUANCE OF C OF O.
18. A CREATIVE SIGN PROGRAM HAS BEEN APPROVED FOR STANLEY MARKETPLACE WHICH ALLOWS FOR ROOFTOP SIGNS, THE USE OF RESTORED ORIGINAL HISTORIC SIGNS, TENANT SIGNS, AND THE SIGN AREAS AS DEPICTED WITHIN THE SITE PLAN SET.

DATA BLOCK					
	PHASE I	PHASE II	TOTAL		
LAND AREA WITHIN PROPERTY LINES	13.01 ACRES	10.37 ACRES	23.38 ACRES	PARKING SPACES REQUIRED	421 (4 SPACES/1000 GFA)
GROSS FLOOR AREA	105,086 S.F.			PARKING SPACES PROVIDED	390 SPACES
NUMBER OF BUILDINGS	3, 6 FUTURE			OVERFLOW PARKING	142 SPACES
MAXIMUM HEIGHT OF BUILDINGS	32'8"			TOTAL SPACES PROVIDED	532 SPACES
TOTAL BUILDING COVERAGE	11% AND 105,086 S.F. (2.47 AC)			HANDICAP SPACES REQUIRED	8
HARD SURFACE COVERAGE	24% AND 242,063 S.F. (5.56 AC)			HANDICAP SPACES PROVIDED	8
LANDSCAPE COVERAGE	65% AND 661,981 S.F. (15.20 AC) 100% 10,009,130 S.F. (23.38 AC)			LOADING SPACES REQUIRED	0
				LOADING SPACES PROVIDED	0
PRESENT ZONING CLASSIFICATION	SUSTAINABLE INFILL REDEVELOPMENT (SIR)			PERMITTED SIGN AREA	80 S.F./TENANT
				PERMITTED NUMBER OF SIGNS	5 PER USE
				PROPOSED SIGN AREA	TBD TO BE WITHIN ALLOWABLE LIMITS
				PROPOSED NUMBER OF SIGNS	TBD TO BE WITHIN ALLOWABLE LIMITS
				NUMBER OF TENANTS	39



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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

STANLEY MARKETPLACE

SITE PLAN

NOTES

Date: 04/20/2015

Job No.: 14056

C2

SITE PLAN NOTES

FIRE HYDRANT PLACEMENT:

ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE.

FIRE SERVICE LINES SUPPLYING FIRE SPRINKLER SYSTEMS:

1. ALL FIRE SERVICE LINES SHALL BE INSTALLED, IN THEIR ENTIRETY, BY A STATE LICENSED CONTRACTOR. LICENSING CAN BE OBTAINED FROM THE COLORADO DIVISION OF FIRE SAFETY LOCATED AT 690 KIPLING STREET, LAKEWOOD, CO 80215 (303-239-4600). IN ADDITION, APPROVED CIVIL PLANS FROM THE CITY OF AURORA WATER DEPARTMENT ARE REQUIRED FOR ALL FIRE SERVICE LINE CONNECTIONS. THE CONTRACTOR MUST PRESENT LICENSE AND APPROVED CIVIL PLANS TO THE PUBLIC IMPROVEMENTS DIVISION OF THE PUBLIC WORKS DEPARTMENT BEFORE PERMITS ARE ISSUED. ONCE THE PERMIT HAS BEEN ISSUED CONTACT THE CITY OF AURORA BUILDING CODES DIVISION AT 303-739-7420 TO SCHEDULE A FLUSH INSPECTION WITH A LIFE SAFETY INSPECTOR. FIRE SERVICE LINES SHALL BE RESTRAINED FOR THEIR ENTIRE LENGTH. REFER TO THE CITY OF AURORA PUBLIC UTILITY IMPROVEMENTS RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS, SECTION 15.00.
2. NO CONNECTIONS ARE ALLOWED TO THE FIRE SERVICE LINE BETWEEN THE GATE VALVE AT THE WATER LINE MAIN AND THE BACKFLOW PREVENTER (WITHIN THE BUILDING).
3. ALL FIRE LINES AND COMMERCIAL WATER SERVICE LINES WILL REQUIRE REDUCED PRESSURE BACK FLOW PREVENTER OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA UTILITY DEPARTMENT. CONTACT THE BUILDING DIVISION AT 303-739-7420 TO SCHEDULE FLOW TEST FOR PRIVATE FIRE LINES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. OTHER THAN THE 90 DEGREE VERTICAL BEND IN THE FIRE SERVICE LINE AT THE BUILDING RISER, FIRE SERVICE LINES MAY HAVE ONE 90 DEGREE BEND, OR MORE THAN ONE BEND WHEN THE SUM OF ALL BENDS DOES NOT EXCEED 90 DEGREES, IN THE LENGTH OF LINE FROM THE WATER MAIN TEE TO THE RISER.

REDUCED PRESSURE BACKFLOW PREVENTION DEVICES:

1. ALL FIRE LINES, LANDSCAPE IRRIGATION LINES AND COMMERCIAL WATER SERVICE LINES WILL REQUIRE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY OR DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT THE BUILDING DIVISION AT (303) 739-7420 TO SCHEDULE FLOW TESTS FOR PRIVATE FIRE LINES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. FOR MORE INFORMATION ON BACKFLOW PREVENTION, CONTACT AURORA WATER AT (303) 326-8129.
2. ALL BACKFLOW PREVENTION ASSEMBLIES WILL BE INSTALLED AND CONFORM TO THE CITY OF AURORA "PUBLIC UTILITY RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS", LATEST REVISION. ONLY APPROVED BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED APPLICABLE FOR THE DEGREE OF HAZARD, AS DETERMINED BY AURORA WATER.

SITE PLAN SHEET NOTES:

ACCESSIBILITY NOTE FOR COMMERCIAL PROJECTS BUILT UNDER THE 2009 IBC: ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

ADDRESSING.

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.

AMERICANS WITH DISABILITIES ACT.

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

EMERGENCY RESPONDER RADIO COVERAGE.

THE 2009 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

FIRE LANE EASEMENTS: WHERE FIRE LANE EASEMENTS ARE DEDICATED

WITHIN THE SITE PROVIDE THE FOLLOWING NOTE:

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

FIRE LANE SIGNS:

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.



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STANLEY MARKETPLACE

SITE PLAN

NOTES

Date: 04/20/2015

Job No.: 14056

C3



FOR AND ON BEHALF OF
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Consilium Design
7353 South Alton Way, Suite 135
(303) 224-9520

Parking - Stanley Marketplace

Land Use	SF	Standard
Breakfast/Coffee Shop @ 1 stall per 75 sf	5320	71
Ice Cream @ 1 stall per 75 sf	2101	28
Event Space @ 1 stall per 75 sf	11698	156
Grocer @ 1 stall per 300 sf	3305	11
Office @ 1 stall per 300 sf	14770	49
Retail @ 4 stall per 1000 sf	14526	58
Restaurants and Beer Hall @ 1 stall per 75 sf	16382	218
Salon/Spa/Wax @ 1 stall per 225 sf	4226	19
Specialty Market @ 1 stall per 300 sf	9132	30
Kid's Programming @ 1 stall per 300 sf	7700	26
Medical @ 1 stall per 225 sf	4202	19
Yoga and fitness @ 1 stall per 150 sf	8226	55
Brewery @ 1 stall per 300 sf	2855	10
Community Room @ 1 stall per 75 sf	1330	18
Total Spaces		767

	Weekdays			Weekends		
Land Use Classification	MIDNIGHT - 7AM	7AM - 6PM	6 PM - MIDNIGHT	MIDNIGHT - 7 AM	7 AM - 6 PM	6 PM - MIDNIGHT
Breakfast/Coffee Shop	4	71	0	4	71	0
Event Space	8	31	156	8	78	156
Grocer	0	11	9	0	11	7
Office	2	49	2	0	2	0
Retail	3	58	3	0	3	0
Restaurant/Biergarten	109	153	218	153	98	218
Salon/Spa/Wax	0	19	15	0	19	11
Specialty Market	0	30	24	0	30	18
Kid's Programming	0	26	21	0	26	15
Medical	0	19	15	0	19	11
Yoga and Fitness	3	11	55	3	27	55
Brewery	5	7	10	7	4	10
Community Room	1	0	18	1	9	18
Total Spaces In Use	134	485	546	175	398	519

Number of parking stalls on plan dated 4-20-2015:	390 Standard Stalls
	8 Handicap Stalls
	20 Car Stall Credit for Bike Racks
	418 Full Parking Capacity
	418 Full Parking Capacity
	142 Overflow Stalls

811

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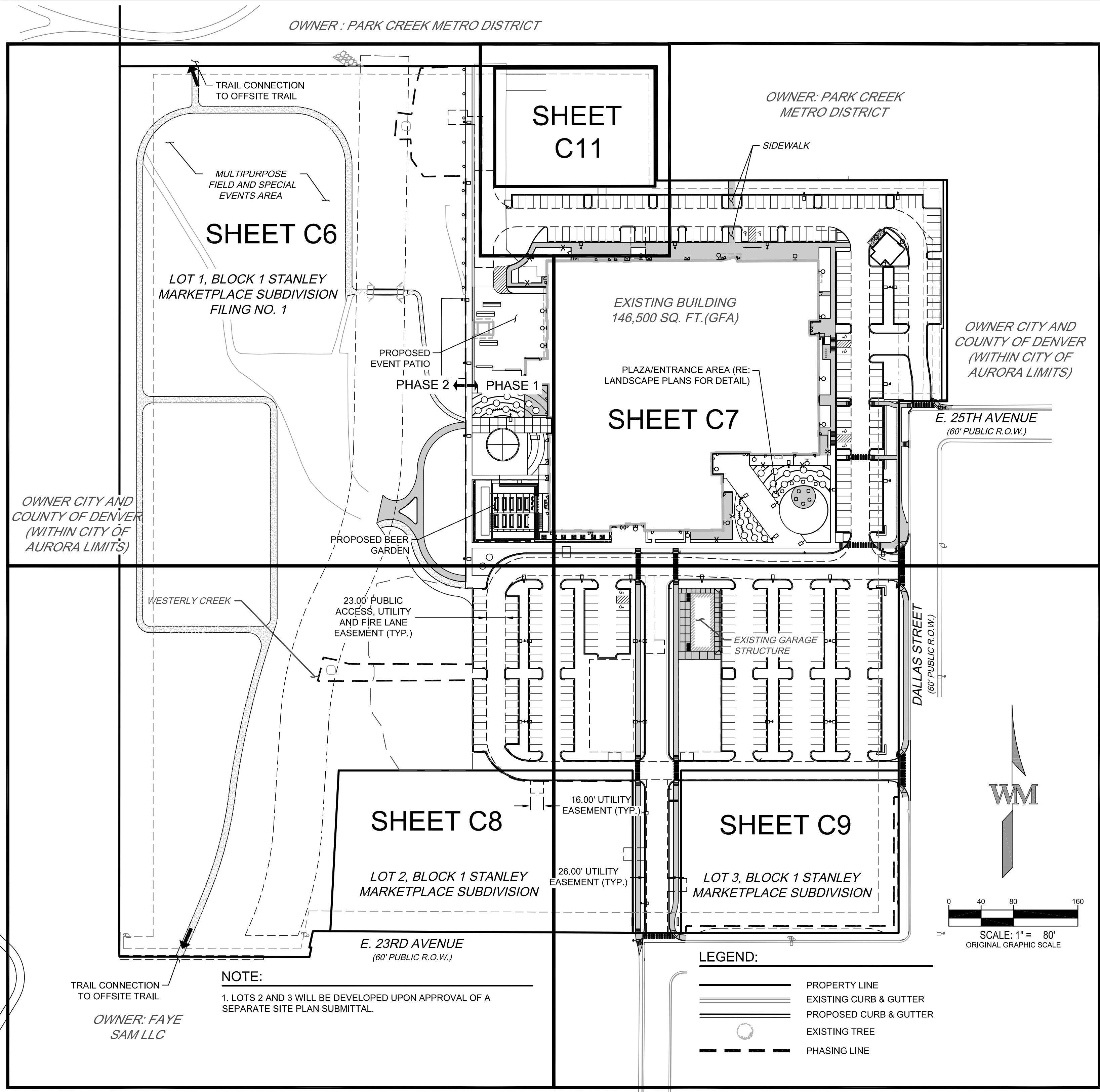
STANLEY MARKETPLACE

SITE PLAN

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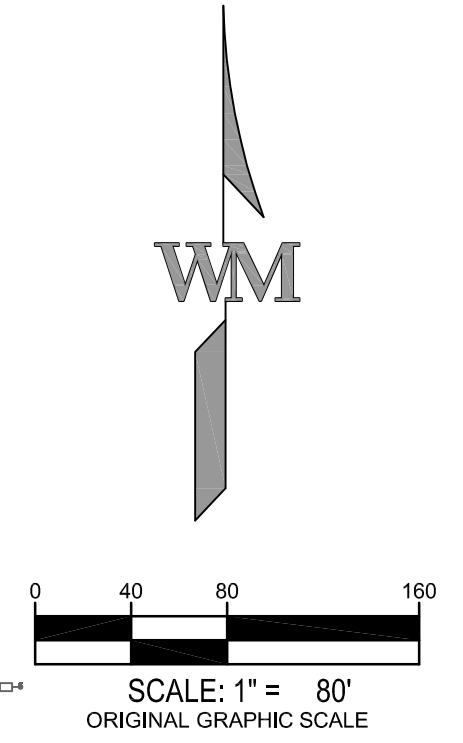
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C4



NOTE:
1. LOTS 2 AND 3 WILL BE DEVELOPED UPON APPROVAL OF A SEPARATE SITE PLAN SUBMITTAL.

- LEGEND:**
- PROPERTY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - EXISTING TREE
 - PHASING LINE



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No.	Response to Comments	Date	By
13	RESPONSE TO COMMENTS	01/09/19	ANM
12	RESPONSE TO COMMENTS	12/20/18	ANM
11	RESPONSE TO COMMENTS	10/19/18	ANM
10	MINOR AMENDMENT - GOTHAM	07/27/18	ANM
9	RESPONSE TO CITY COMMENTS	08/22/17	JGD
8	SITE PLAN AMENDMENT NO. 2	06/23/17	JGD
7	RESPONSE TO COMMENTS	02/27/17	JGD
6	SITE PLAN AMENDMENT NO. 1	11/10/16	JGD
No.	Description of Revisions	Date	By

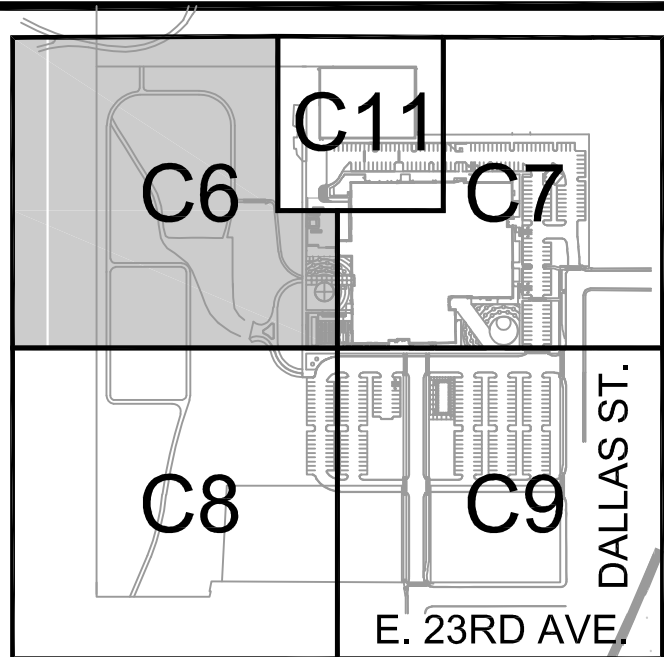
Designed By: C-STRAWN Checked By: C-STRAWN

**STANLEY MARKETPLACE
SITE PLAN**

OVERALL SITE PLAN

Date: 04/20/2015
Job No.: 14056

C5

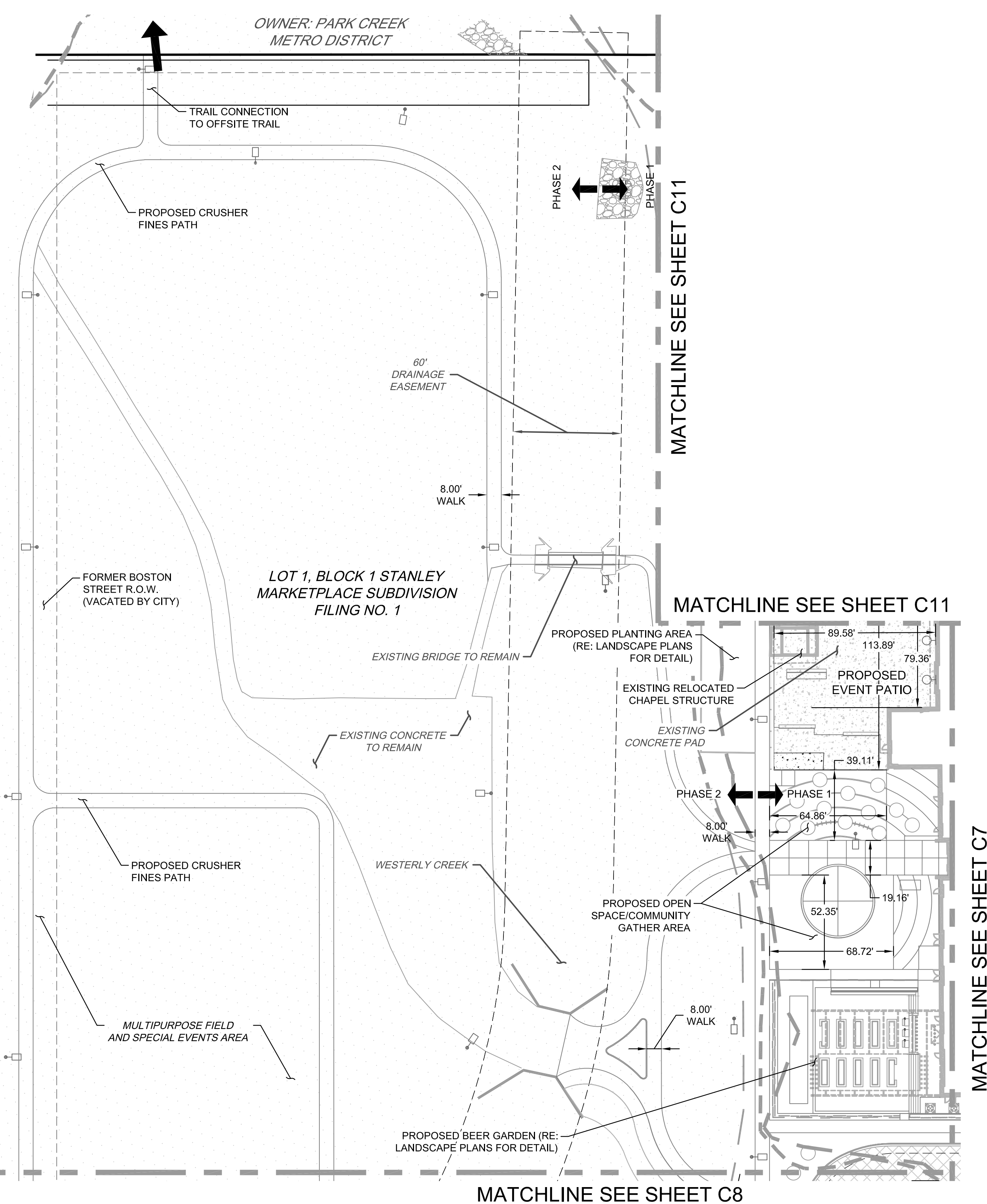
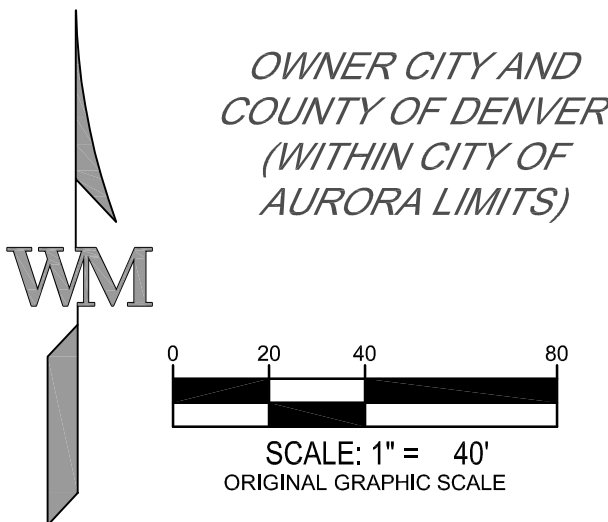


LEGEND:

- PROPERTY LINE
- SPECIAL EVENTS AREA
- PHASING LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING TREE
- PROPOSED CONCRETE
- PROPOSED/ REFINISHED ASPHALT
- EXISTING CONCRETE
- PROPOSED WALK
- PROPOSED CRUSHED CONCRETE PATH (RECYCLED)
- PARKING COUNT
- PROPOSED ADA ROUTE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SITE LIGHTING
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SIGHT TRIANGLE LIMITS

NOTE:

1. LOTS 2 AND 3 WILL BE DEVELOPED UPON APPROVAL OF A SEPARATE SITE PLAN SUBMITTAL.



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Designed By: C-STRAWN Checked By: C-STRAWN			

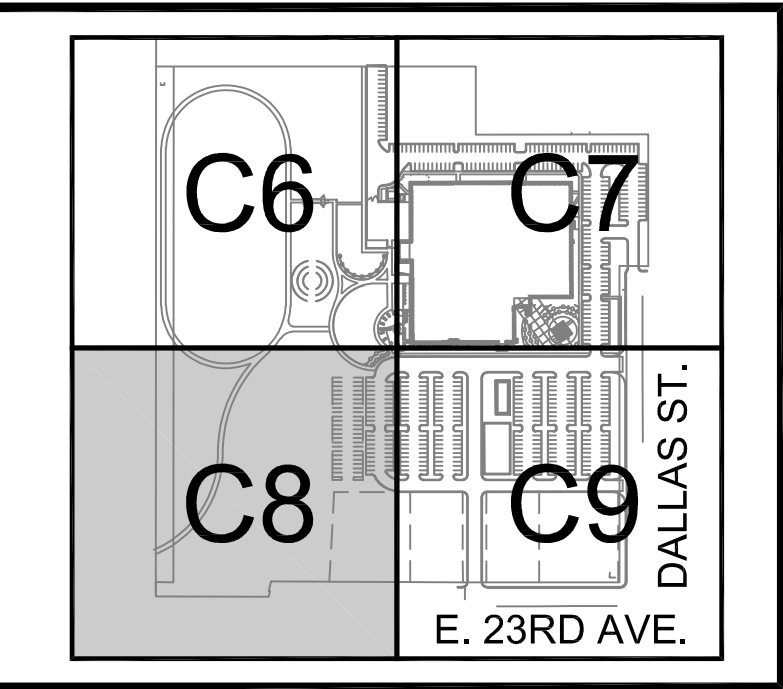
STANLEY MARKETPLACE

SITE PLAN

SITE PLAN

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Job No.: 14056

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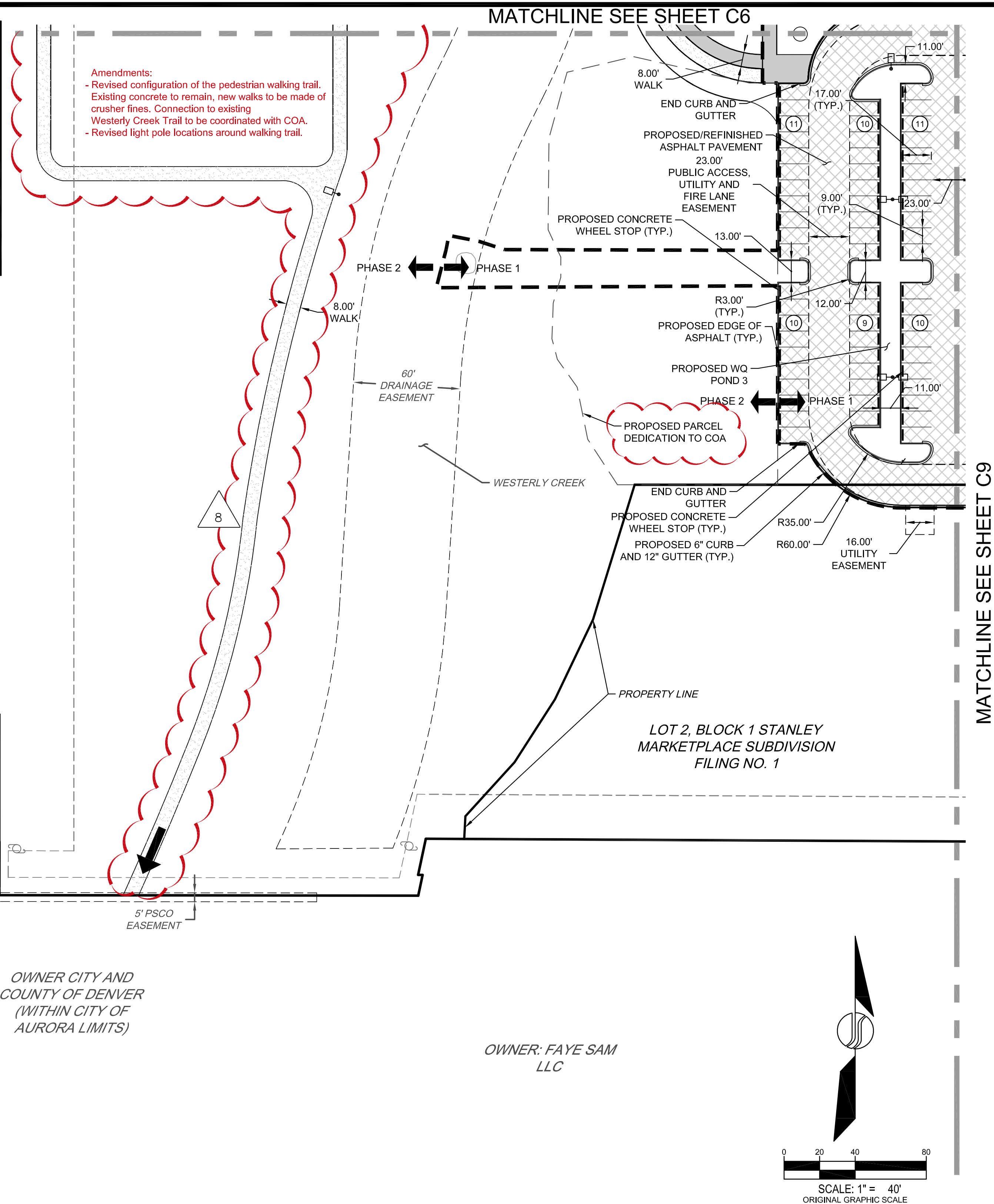


LEGEND:

- PROPERTY LINE
- SPECIAL EVENTS AREA
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- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING TREE
- PROPOSED CONCRETE
- PROPOSED/REFINISHED ASPHALT
- EXISTING CONCRETE
- PROPOSED WALK
- PROPOSED CRUSHED CONCRETE PATH (RECYCLED)
- PARKING COUNT
- PROPOSED ADA ROUTE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SITE LIGHTING
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SIGHT TRIANGLE LIMITS

NOTE:

1. LOTS 2 AND 3 WILL BE DEVELOPED UPON APPROVAL OF A SEPARATE SITE PLAN SUBMITTAL.



MATCHLINE SEE SHEET C9



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Designed By: C-STRAWN
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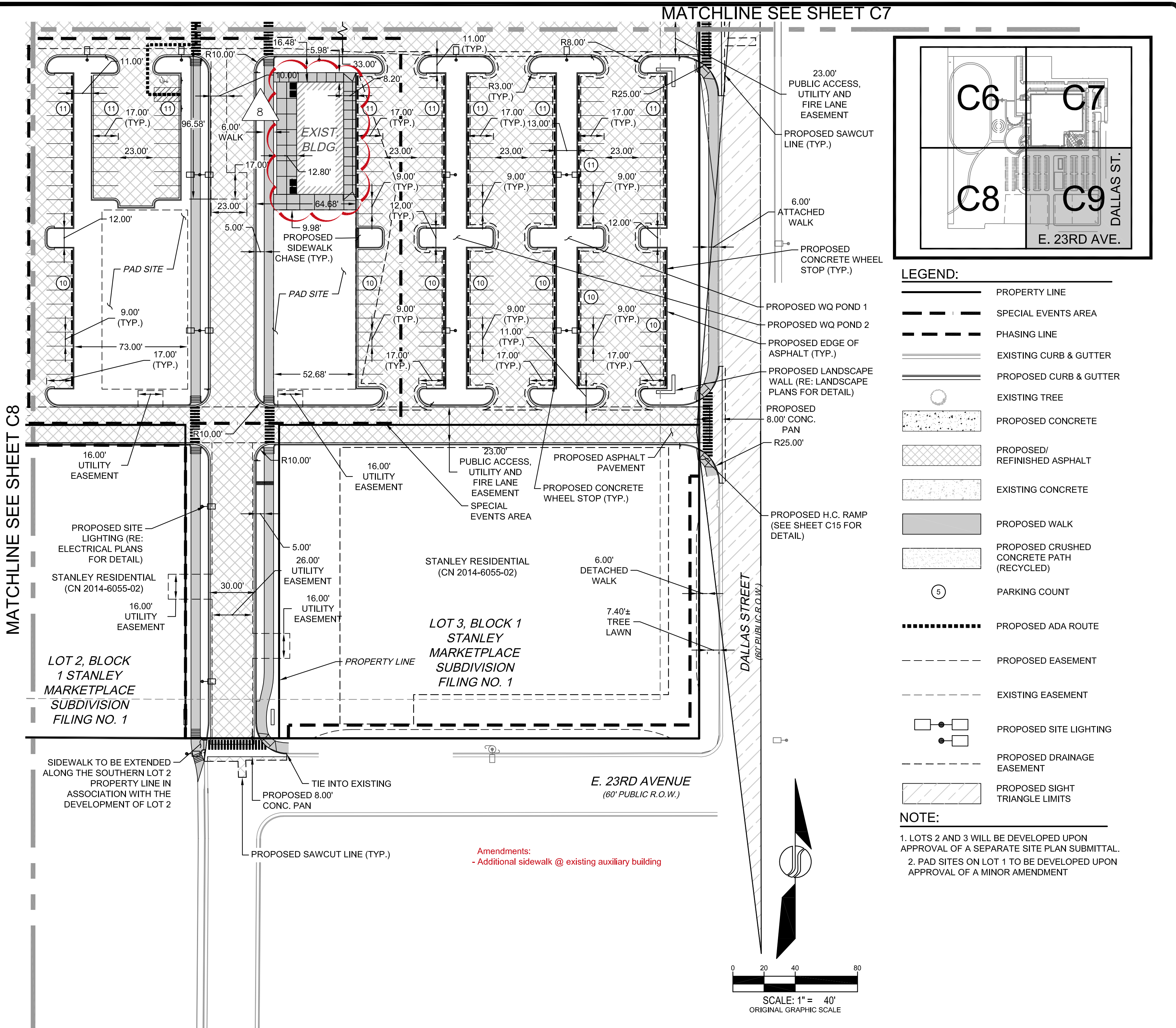
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MEMBER UTILITIES.

No.	Description of Revisions	Date	By	Designated By: C-STRAWN	Checked By: C-STRAWN
9	RESPONSE TO CITY COMMENTS	08/22/17	JGD		
8	SITE PLAN AMENDMENT NO. 2	06/23/17	JGD		
7	RESPONSE TO COMMENTS	02/27/17	JGD		
6	SITE PLAN AMENDMENT NO. 1	11/10/16	JGD		

STANLEY MARKETPLACE

SITE PLAN

SITE PLAN

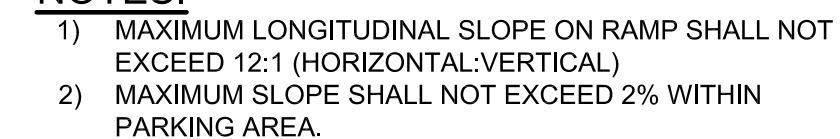
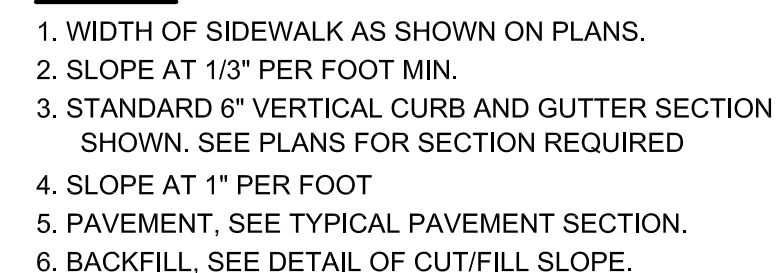
Date: 04/20/2015

Job No.: 14056

C9



1. MAXIMUM LONGITUDINAL SLOPE ON RAMP SHALL NOT EXCEED 12:1 (HORIZONTAL:VERTICAL)
2. MAXIMUM SLOPE SHALL NOT EXCEED 2% WITHIN PARKING AREA.
3. ALL SIGNAGE & STRIPING PER MUTCD CRITERIA.
4. ALL SIGNS WILL BE MOUNTED ON A GALVANIZED STEEL POST SET 3'-0" MINIMUM, BELOW GRADE & INTO 12" DIAMETER CONCRETE PIER, FULL DEPTH.
5. THERE WILL BE 7' MINIMUM CLEARANCE FROM THE GROUND TO THE BOTTOM OF ALL SIGNS.



STREET FRONTAGE TABLE				
AREA	DESCRIPTION	LENGTH	TREE REQ. (1/40')	TREES PROVD.
A	DALLAS	600'	15	15
B	E. 23RD AVE	300'	7	7
BUFFER TABLE				
AREA	DESCRIPTION	LENGTH	WIDTH REQ.	TREES/SHRUBS REQUIRED/PROVIDED
A	DALLAS	600'	20'	20'
B	E. 23RD AVE	300'	20'	20'
C	NON-RESIDENTIAL BUFFER (NORTH)	662'	10'	10'
D	NON-RESIDENTIAL BUFFER (NORTHEAST)	275'	10'	6'
LANDSCAPING TABLE				
AREA	DESCRIPTION	LENGTH	TREE REQUIRED	TREE PROVD.
E	EAST BUILDING PERIMETER	240'	6	8
E	SOUTH BUILDING PERIMETER	338'	9	36
F	PARKING LOT ISLANDS/MEDIAN	N/A	54	62
G	PARKING LOT SCREENING	365'	N/A	N/A
H	DISTINCTIVE LANDSCAPE FEATURE	N/A	N/A	N/A
SITE LANDSCAPE DATA				
AREA	DESCRIPTION	LENGTH	TREE REQUIRED	TREE PROVD.
E	EAST BUILDING PERIMETER	240'	6	8
E	SOUTH BUILDING PERIMETER	338'	9	36
F	PARKING LOT ISLANDS/MEDIAN	N/A	54	62
G	PARKING LOT SCREENING	365'	N/A	N/A
H	DISTINCTIVE LANDSCAPE FEATURE	N/A	N/A	N/A
TREE PRESERVATION TABLE				
EXISTING TREE CALIPER INCHES	EX-TREE CALIPER TO REMAIN	REQUIRED MITIGATION	PROVIDED MITIGATION	EXCEEDED MITIGATION
255"	73.9"	181.1"	131.4"	52 TREES
73.9"	73.9"	73 TREES	125 TREES	52 TREES
* Note Existing Trees Included				
** Note Buffer requirement for street trees fulfilled. Shrubs to be deferred until siteplan submittal for future property.				
*** Note For Stanley Marketplace only, excluding addition of Gotham Greens Greenhouse				

LANDSCAPE NOTES:

- THE FINAL LANDSCAPE PLAN WILL BE USED FOR CODE ENFORCEMENT AND LANDSCAPE INSPECTION PURPOSES.
- SOIL TESTS WILL BE PERFORMED ON SITE TO DETERMINE SOIL AMENDMENT TYPE AND AMOUNT NECESSARY TO OBTAIN IDEAL GROWING MEDIUM. PREPARATION OF ORGANIC MATERIAL SHALL BE INSTALLED AT A MINIMUM OF 4 CUBIC YARDS PER 1000SF AT IRRIGATED TURF AREAS. NATIVE SEEDING AREAS AND MULCHED PLANTING BEDS WILL RECEIVE ORGANIC MATERIAL AND/OR FERTILIZER AS DEEMED NECESSARY PER SOIL TEST RESULTS.
- FREESTANDING LIGHTS WILL BE INSTALLED AS FOLLOWS:
 - 12' LED LIGHTS WILL BE USED IN THE OPEN SPACE WEST OF WESTERLY CREEK TO CREATE A SAFE PATH FOR PEDESTRIAN CONNECTION.
 - AREA LIGHTS WILL BE INSTALLED THROUGHOUT THE PARKING LOT WITHIN PLANTING BEDS.
- WALKS AND PLAZAS WILL BE PAVED IN PREDOMINANTLY CONCRETE. SPECIAL PAVING AREAS NEAR BIKE RACKS AND EDGES OF PARKING LOTS WILL BE A CUSTOM PAVING CONSISTING OF VARYING AMOUNTS OF REUSED CONCRETE FROM SITE DEMOLITION SET IN DECOMPOSED GRANITE. SEE CIVIL PLANS FOR VEHICULAR DRIVE AND PARKING LOT SURFACE MATERIALS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC 146-1429 AND/OR SEC 146.1435 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.
- TREES WITHIN TURF AREAS AND PERENNIAL AND ORNAMENTAL GRASS BEDS TO BE MULCHED WITH DOUBLE SHREDDED HARDWOOD MULCH AT A DEPTH OF 3" MINIMUM.
- ALL OTHER PLANTING BEDS TO BE MULCHED WITH 1"-3" RIVER ROCK OVER FABRIC WEED BARRIER.

NATIVE SEED NOTES:

- PARKING LOT SWALES AND RESTORED NATIVE AREAS - GRASS SEED MIX WILL PROVIDE NATURAL COVER UNDER DRYLAND CONDITIONS, CONTAINING BOTH COOL AND WARM SEASON GRASSES ADAPTED TO THE WESTERN GREAT PLAINS. THE MIX WILL HAVE EXCELLENT COLD AND DROUGHT TOLERANCE AND WILL PERFORM WELL IN POOR SOILS.
- NATIVE AREAS NEAR PEDESTRIAN CIRCULATION AREAS - SEED MIX WILL PROVIDE A MIXTURE OF PERENNIAL, COOL AND WARM SEASON DROUGHT TOLERANT GRASSES. THIS MIX WILL GROW AN AVERAGE OF 8-12 INCHES PER YEAR WHICH WILL MINIMIZE MAINTENANCE NEEDS. A NATIVE WILDFLOWER MIX MAY BE INCLUDED IN THIS MIX NEAR WALKS.

LANDSCAPE LEGEND

	MIN 2.5" CAL. DECIDUOUS TREES		XERIC SOD
	MIN 6" HT. EVERGREEN TREES		ARTIFICIAL TURF
	MIN 2" CAL. OR 8-10' MULTISTEM. DECIDUOUS ORNAMENTAL TREES		NATIVE SEED MIX
	EXISTING TREES TO REMAIN		SWALE SEED MIX
	SITE LIGHTING - SEE ELECTRICAL		NATIVE WILDFLOWER MIX
			CRUSHER FINES PAVING
			RECLAIMED CONCRETE
			STEEL EDGER
			ROCK MULCH

FINAL LANDSCAPE PLAN - OVERALL

SCALE: 1"=80'-0"

0' 40' 80' 160'

SCALE: 1"=80'-0"

NORTH

LANDSCAPE SITE PLAN CHANGES

- STANLEY RESIDENTIAL NOTES ADDED TO SHEET.
- PARCEL BOUNDARY DEDICATED TO CITY NOTED.



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WARE MALCOMB

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No.	Description of Revisions	Date	By
14	RESPONSE TO COMMENTS	01/09/19	KLW
13	RESPONSE TO COMMENTS	12/21/18	KLW
12	RESPONSE TO COMMENTS	11/21/18	KLW
11	RESPONSE TO COMMENTS	10/19/18	ANM
10	MINOR AMENDMENT - GOTHAM	07/27/18	ANM
9	RESPONSE TO CITY COMMENTS	08/22/17	JGD
8	SITE PLAN AMENDMENT NO. 2	06/23/17	JGD
7	RESPONSE TO COMMENTS	02/27/17	JGD

Designed By: C-STRAWN Checked By: C-STRAWN

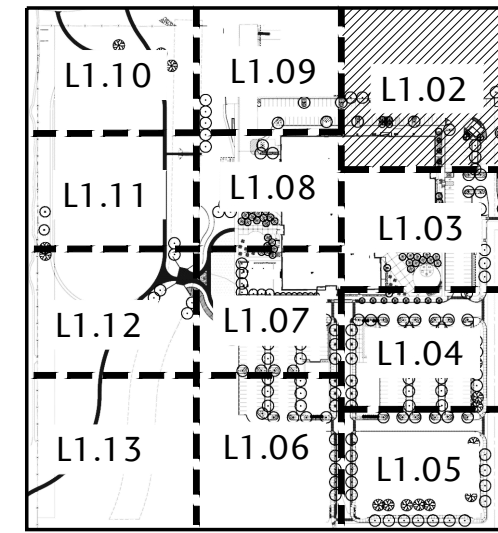
STANLEY MARKETPLACE
SITE PLAN

Date: 04/20/2015
Job No.: 14056

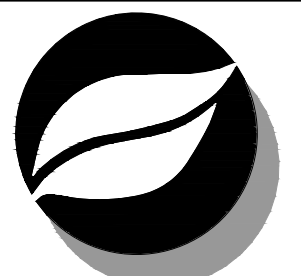
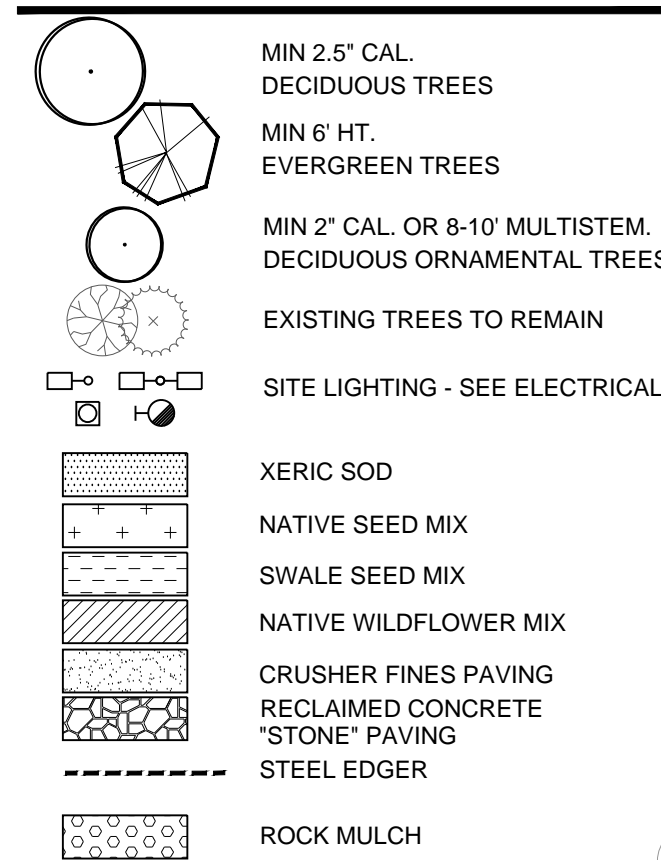
OVERALL
LANDSCAPE
PLAN

L1.01

KEYMAP



LANDSCAPE LEGEND



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3	RESPONSE TO CITY COMMENTS	RESPONSE TO CITY COMMENTS	MINOR SITE PLAN AMENDMENT	MINOR SITE PLAN AMENDMENT-RESUBMITTAL	MINOR SITE PLAN AMENDMENT-RESUBMITTAL	MINOR SITE PLAN AMENDMENT-RESUBMITTAL	MINOR SITE PLAN AMENDMENT-RESUBMITTAL
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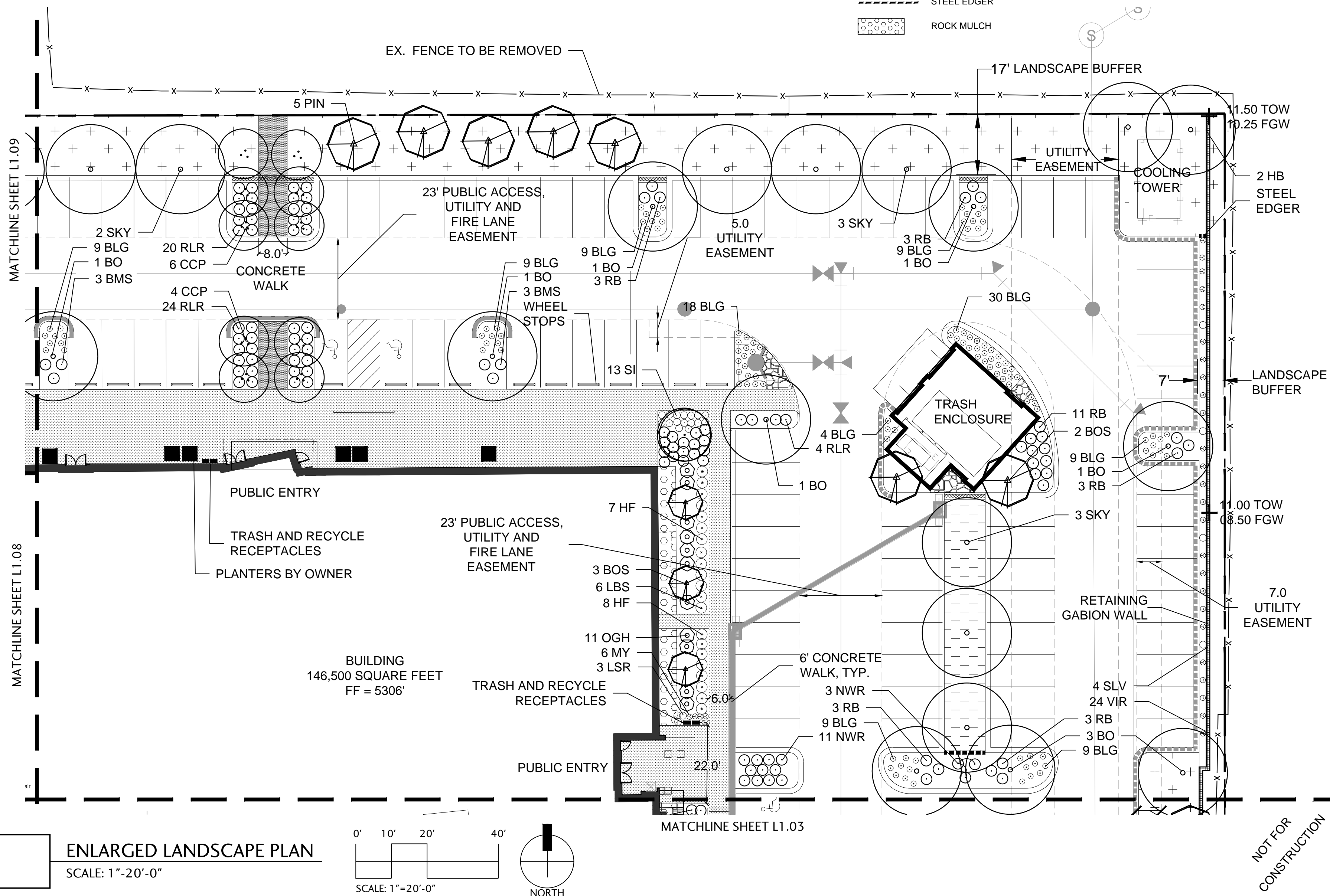
Designed By: CK, GK, MB Checked By: CK, GK

STANLEY MARKETPLACE SITE DEVELOPMENT PLAN

Date: 12/19/2014
Job No.: 14056

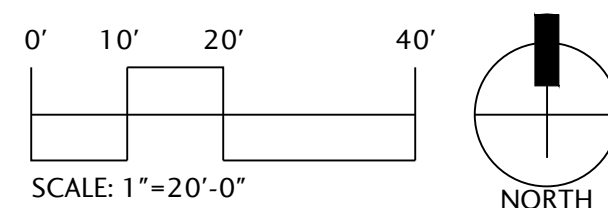
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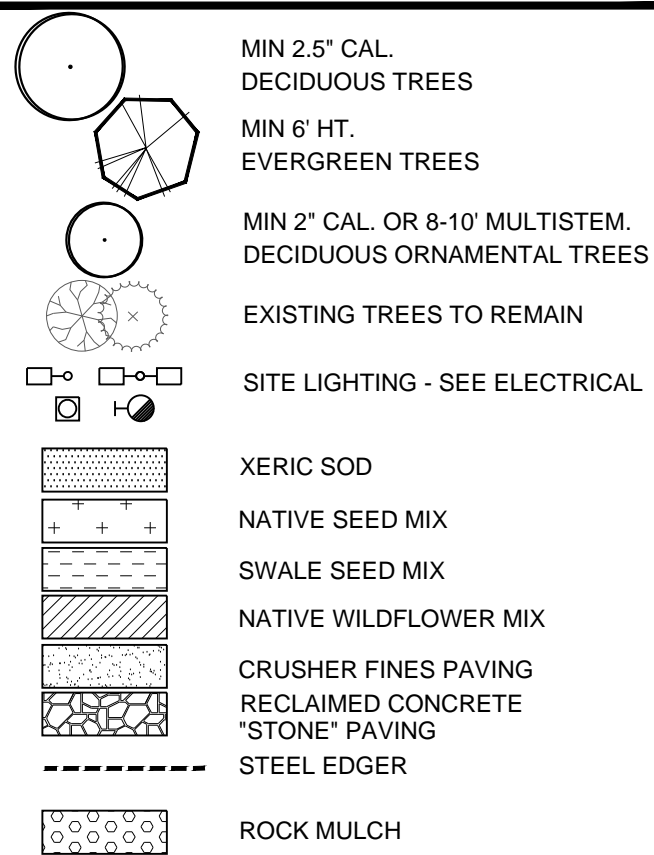


ENLARGED LANDSCAPE PLAN

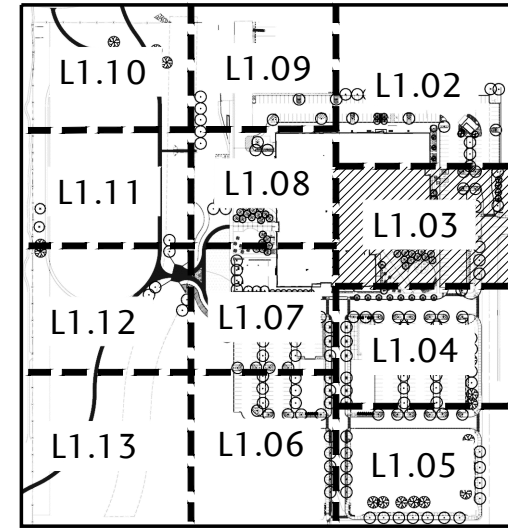
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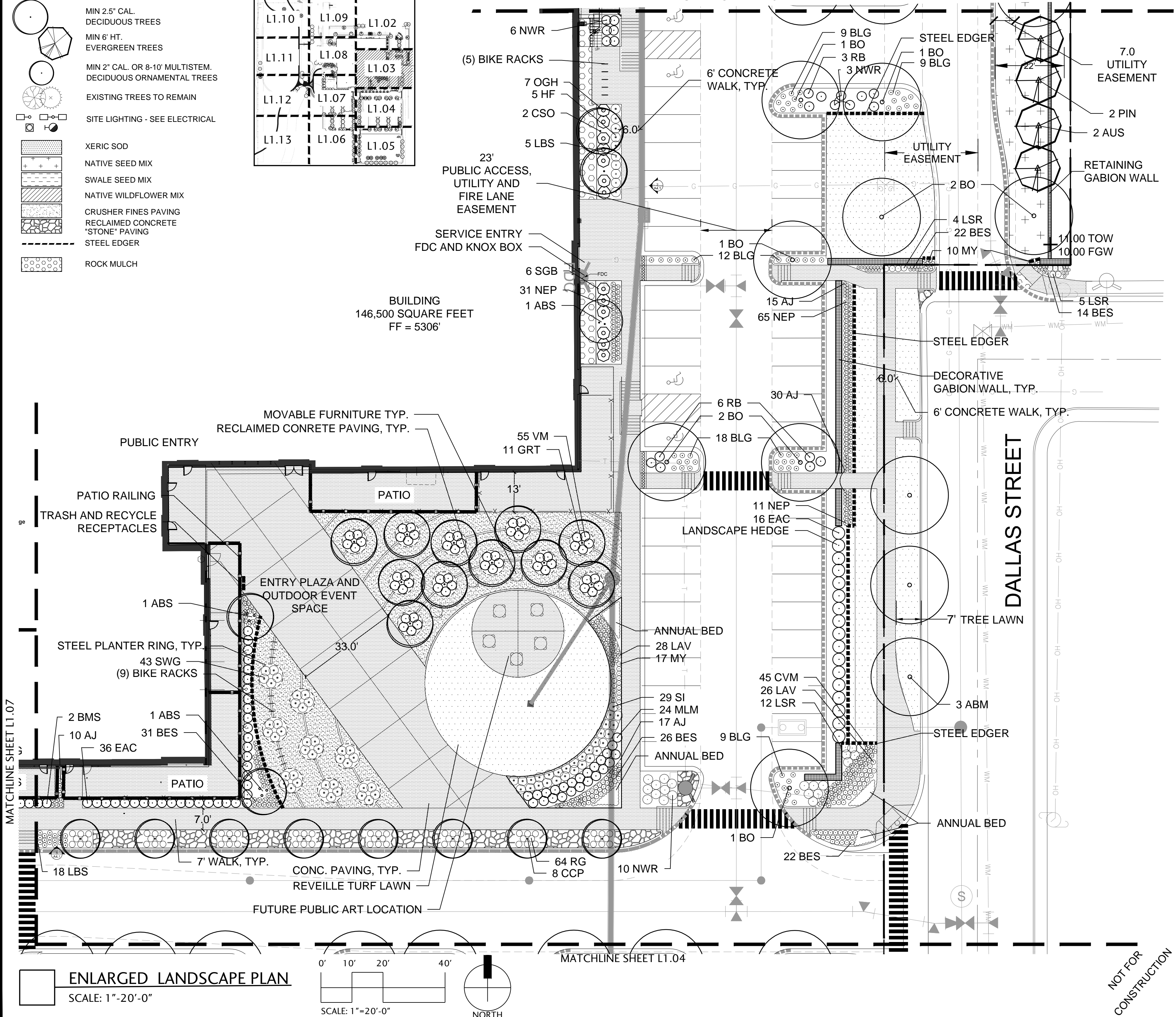
LANDSCAPE LEGEND



KEYMAP

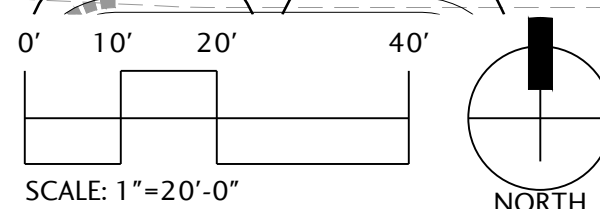


MATCHLINE SHEET L1.02



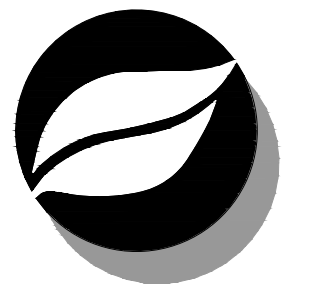
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SCALE: 1"=20'-0"



MATCHLINE SHEET L1.04

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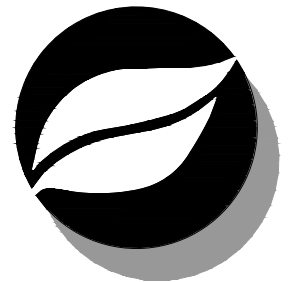
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4	RESPONSE TO CITY COMMENTS						
5	MINOR SITE PLAN AMENDMENT						
6	MINOR SITE PLAN AMENDMENT-RESUBMITTAL						
7	MINOR SITE PLAN AMENDMENT-RESUBMITTAL						
8	MINOR SITE PLAN AMENDMENT-RESUBMITTAL						
9	MINOR SITE PLAN AMENDMENT-RESUBMITTAL						
Designed By: CK, GK, MB	Checked By: CK, GK						

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Job No.: 14056

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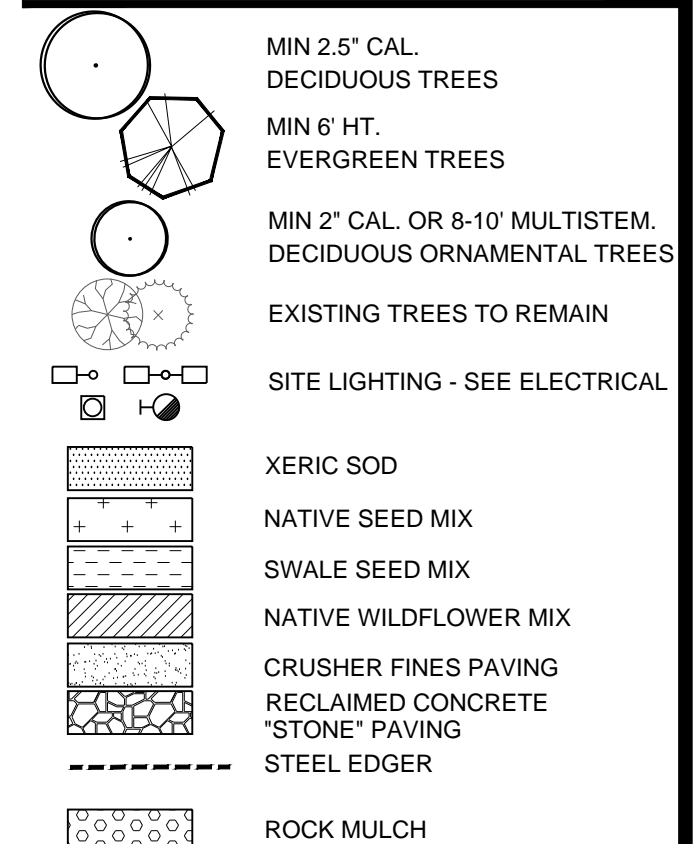
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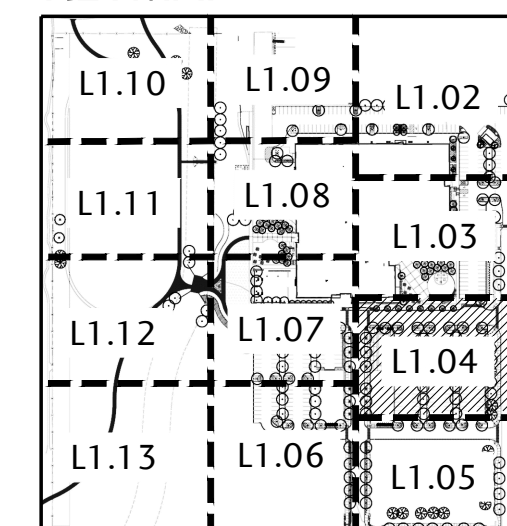
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LANDSCAPE LEGEND



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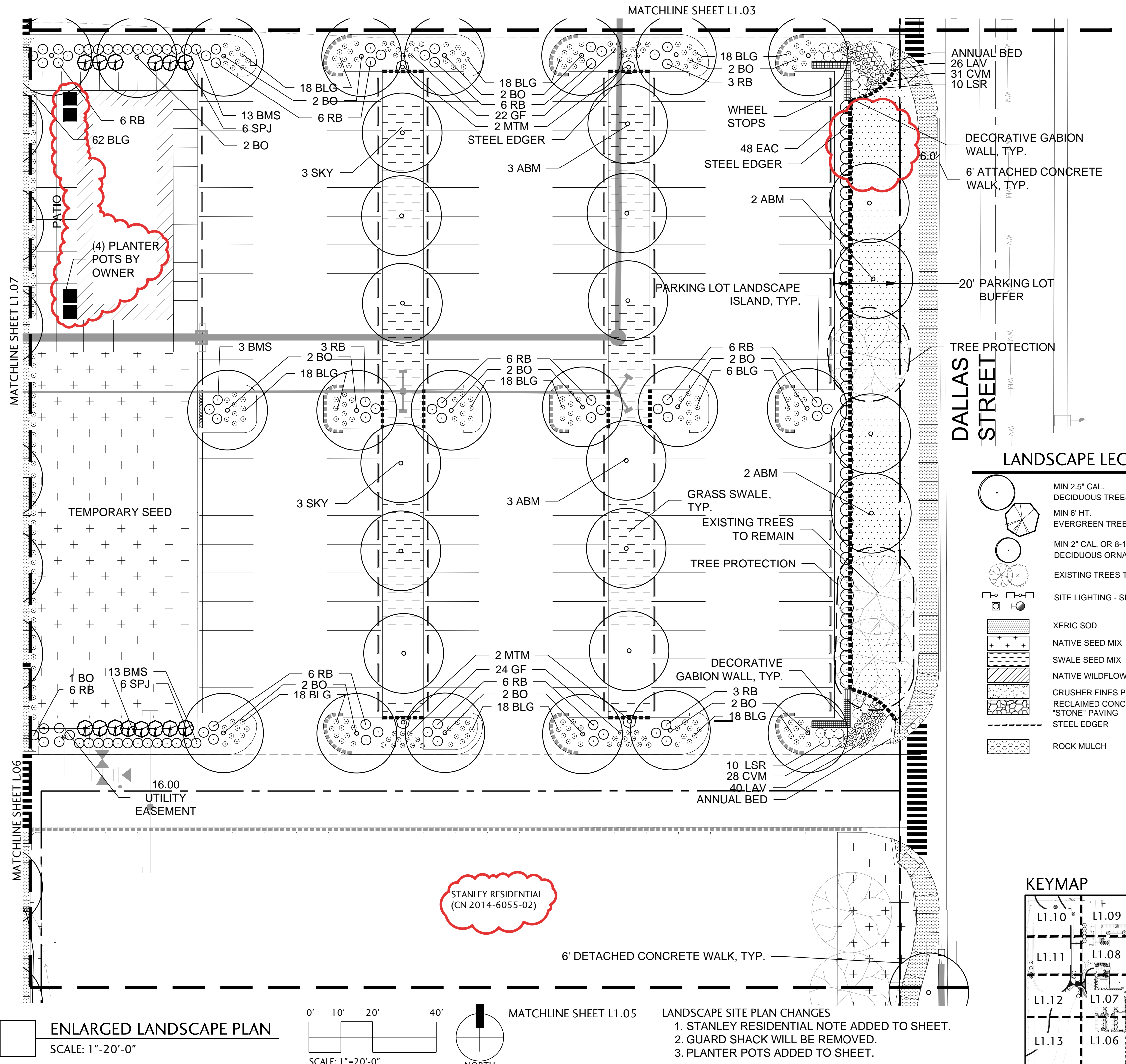


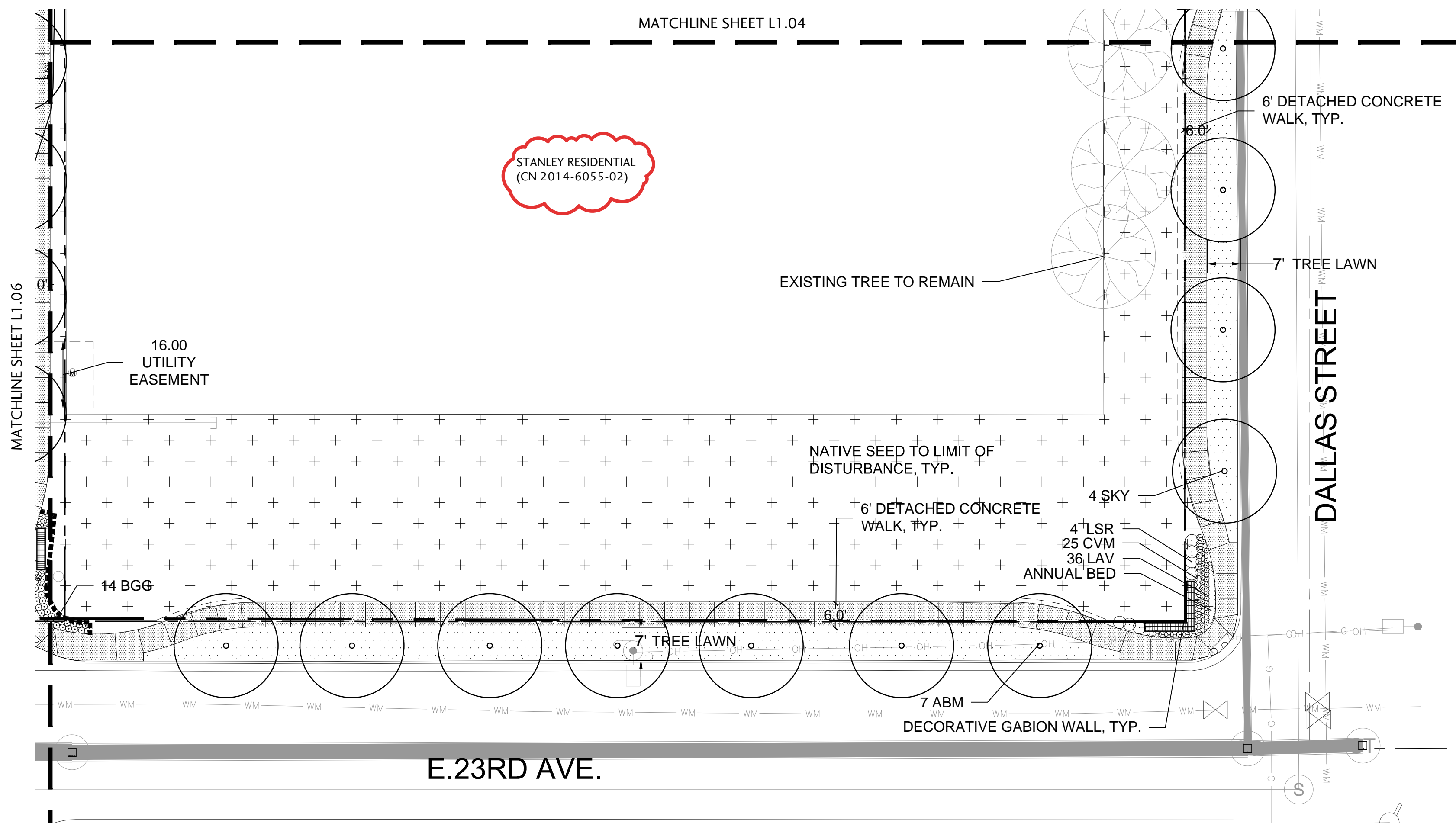
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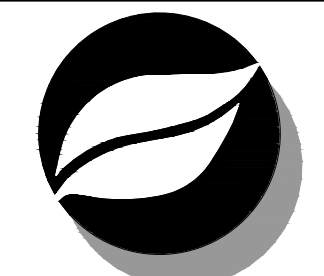
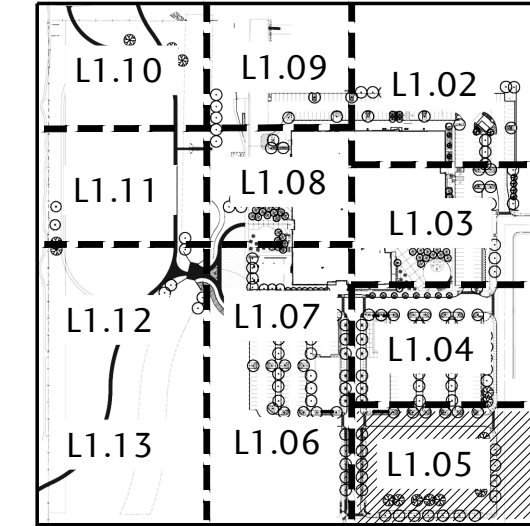


LANDSCAPE SITE PLAN CHANGES
1. STANLEY RESIDENTIAL NOTE ADDED TO SHEET.

LANDSCAPE LEGEND

- MIN 2.5" CAL. DECIDUOUS TREES
- MIN 6' HT. EVERGREEN TREES
- MIN 2" CAL. OR 8-10' MULTISTEM. DECIDUOUS ORNAMENTAL TREES
- EXISTING TREES TO REMAIN
- SITE LIGHTING - SEE ELECTRICAL
- XERIC SOD
- NATIVE SEED MIX
- SWALE SEED MIX
- NATIVE WILDFLOWER MIX
- CRUSHER FINES PAVING
- RECLAIMED CONCRETE
- "STONE" PAVING
- STEEL EDGER
- ROCK MULCH

KEYMAP



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3	RESPONSE TO CITY COMMENTS	6/10/15	
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5	MINOR SITE PLAN AMENDMENT	10/17/16	
6	MINOR SITE PLAN AMENDMENT-RESUBMITTAL	2/10/17	
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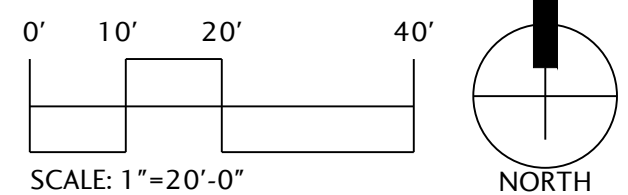
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SITE DEVELOPMENT PLAN

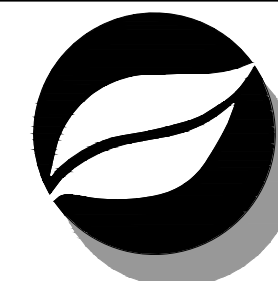
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ENLARGED LANDSCAPE PLAN
SCALE: 1"=20'-0"





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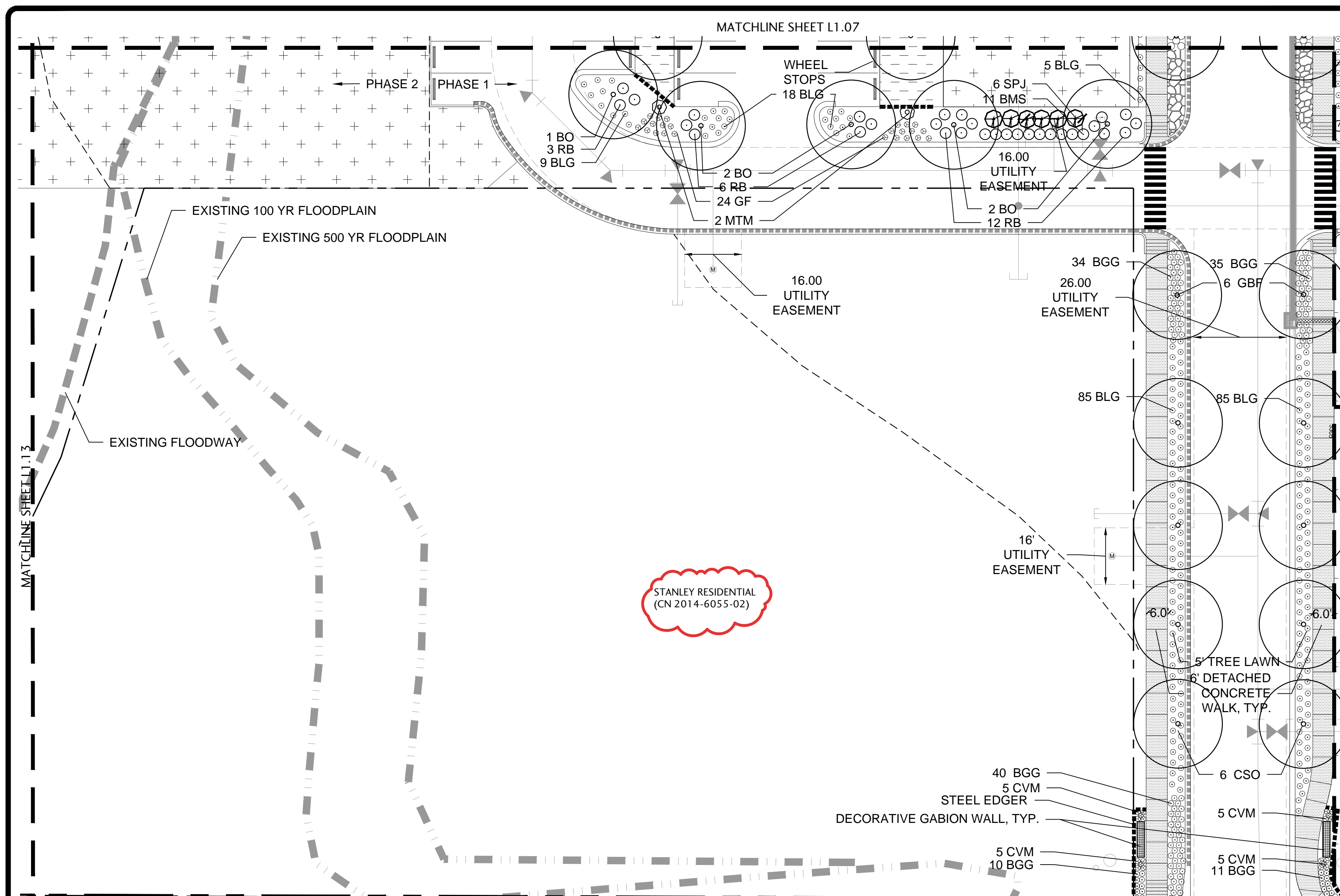
STANLEY MARKETPLACE SITE DEVELOPMENT PLAN

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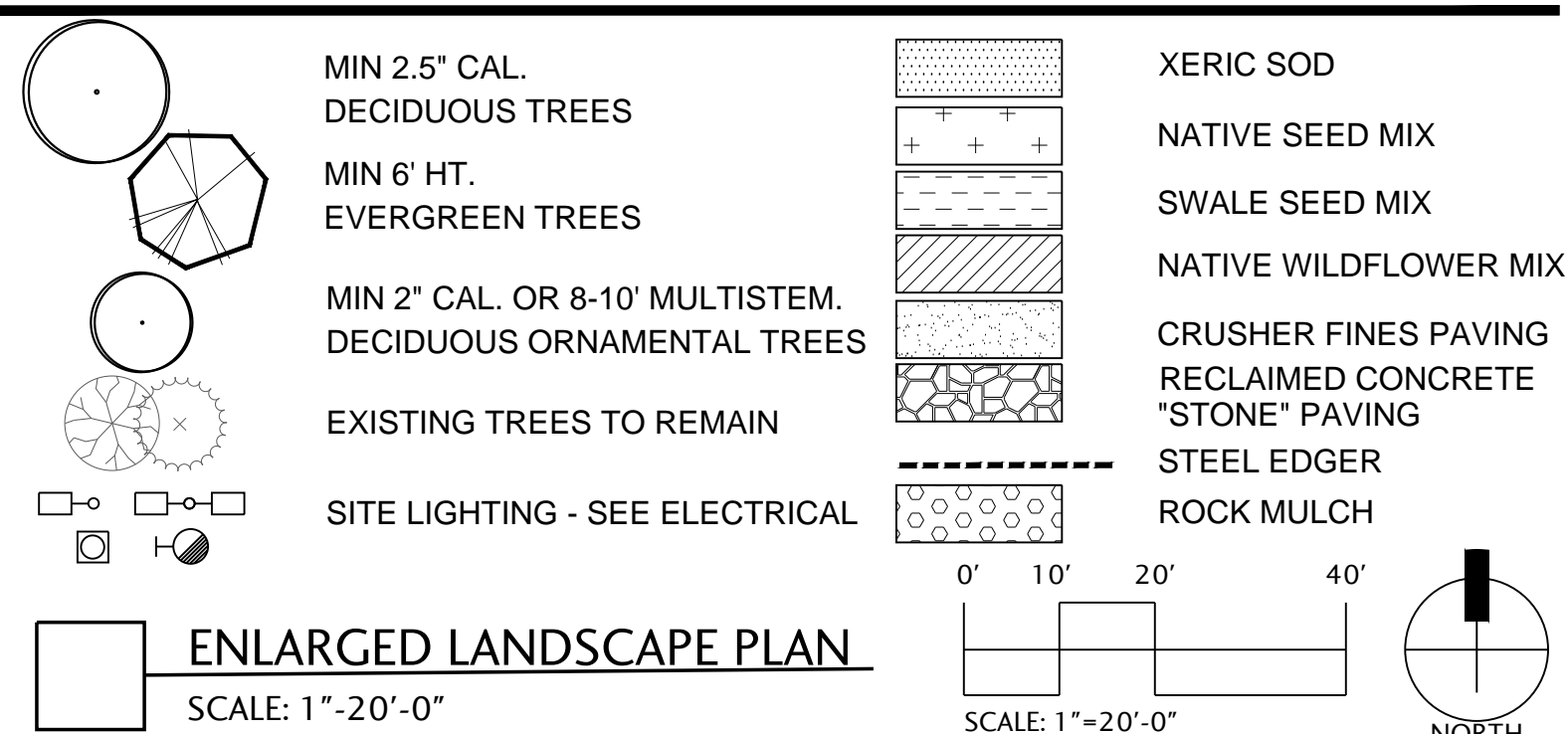
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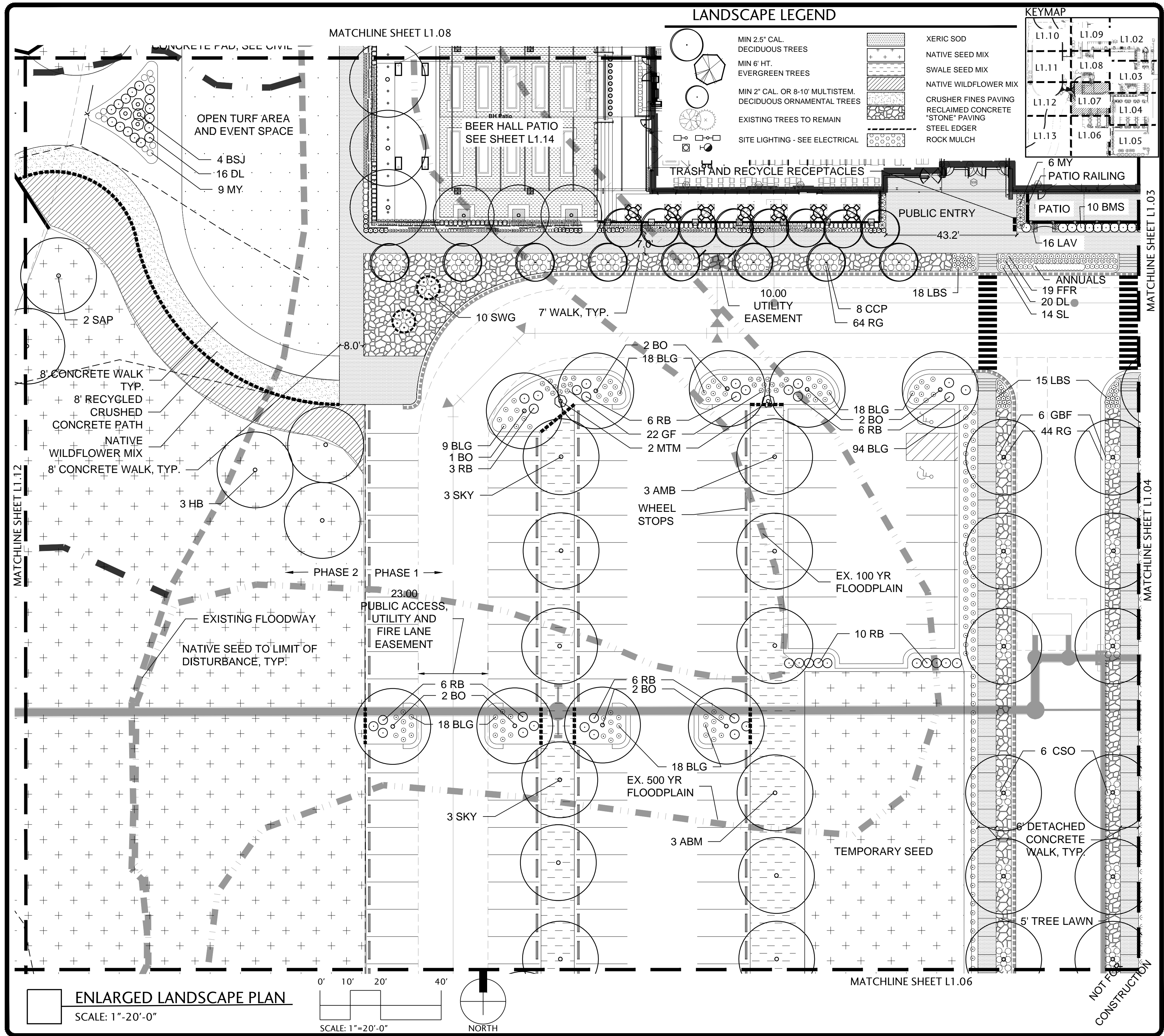
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LANDSCAPE LEGEND



LANDSCAPE SITE PLAN CHANGES
1. STANLEY RESIDENTIAL NOTES ADDED TO SHEET.





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9 MINOR SITE PLAN AMENDMENT-RESUBMITTAL		

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STANLEY MARKETPLACE
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MEMBER UTILITIES.

[illegible]

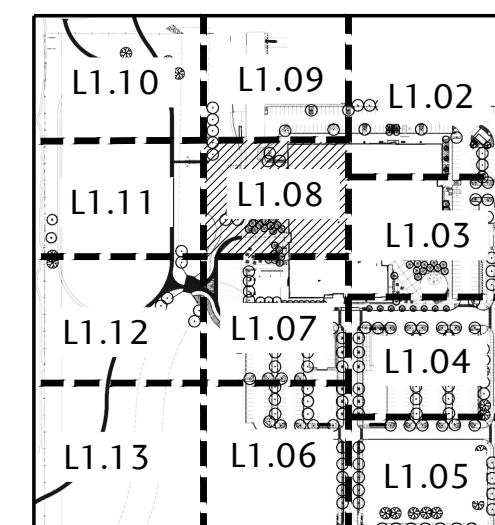
STANLEY MARKETPLACE SITE DEVELOPMENT PLAN

Date: 12/19/2014

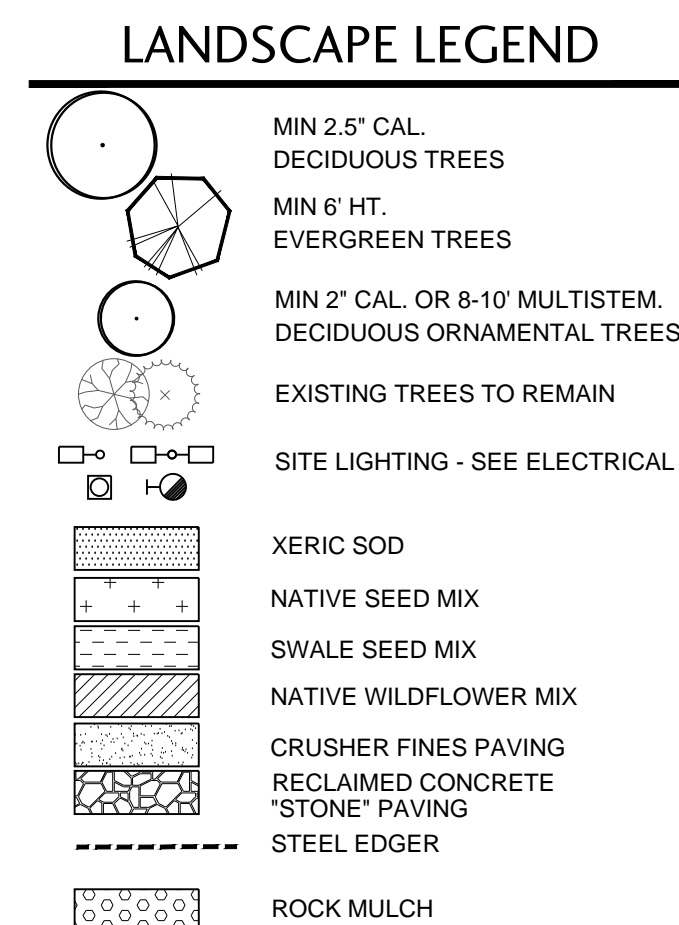
Job No.: 14056

ENLARGED
LANDSCAPE
PLAN

L1.08



NOT FOR
CONSTRUCTION



BUILDING
146,500 SQUARE FEET
FF = 5306'

MATCHLINE SHEET 11 OF 13

Stair #14
Re-use existing

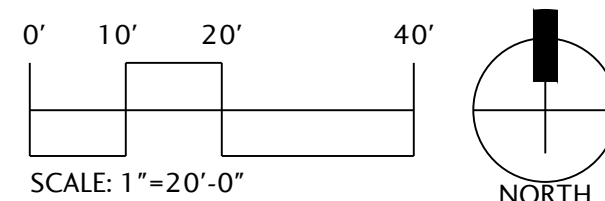
MATCHLINE SHEET L1.11

WESTERLY CREEK

60' DRAINAGE
EASEMENT

FINAL LANDSCAPE PLAN

SCALE: 1"-20'-0"



MATCHLINE SHEET L1.07

MATCHLINE SHEET L1.09

PLAY AREA AND
FENCE BY TENANT

— 15 TJO

- 3 SKY

CHAPEL

- 15 NEP

10 HF

(2) STORAGE
CONTAINERS
ELECTRIC
TRANSFORMER

AUS

— (10) BIKE RACKS

BIKE REPAIR STATION

 PATIO RAILING

5 BMS

PUBLIC ENTRY

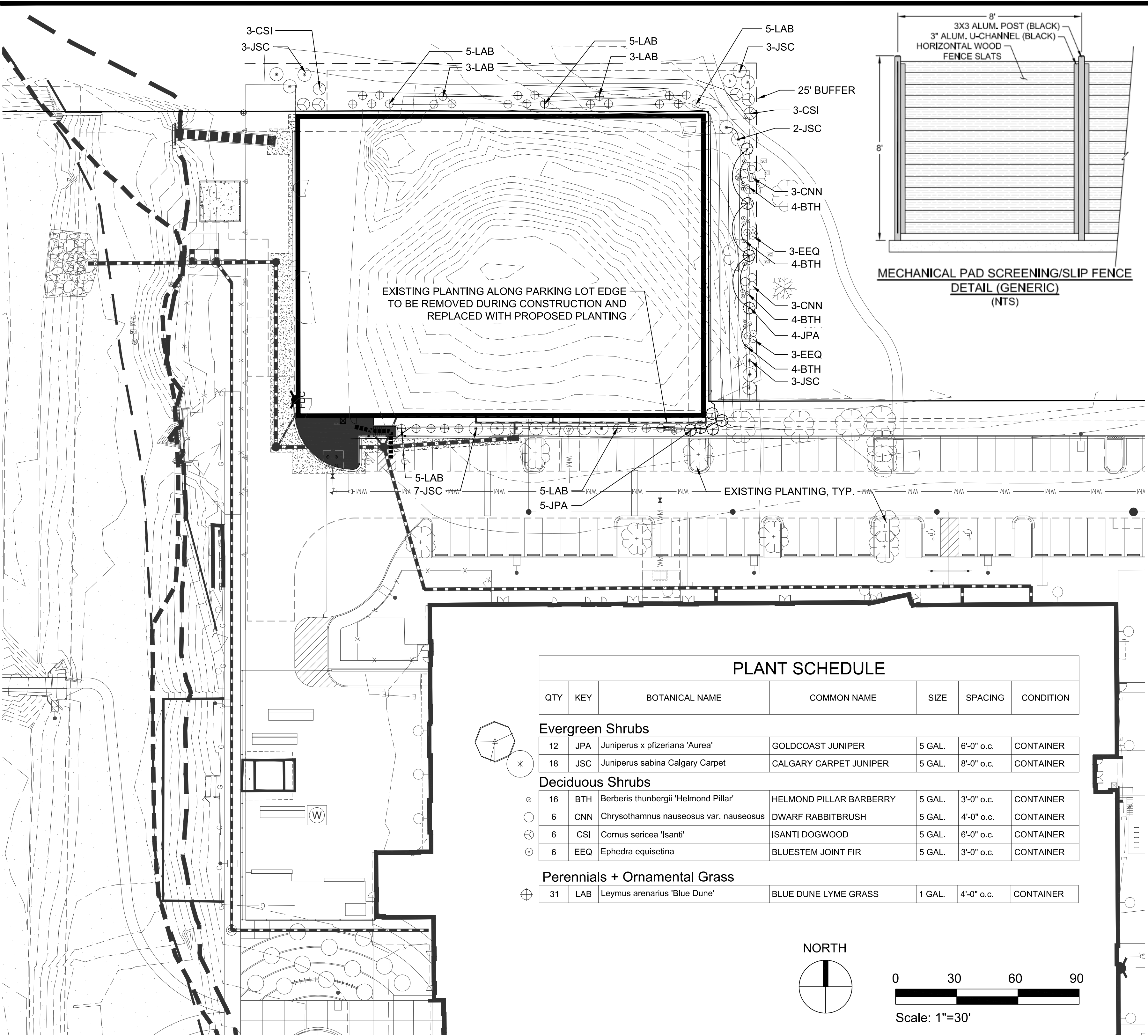
CONCRETE PAVING, TYP.
TRASH AND RECYCLE
RECEPTACLES

— CONCRETE. SEE CIVIL

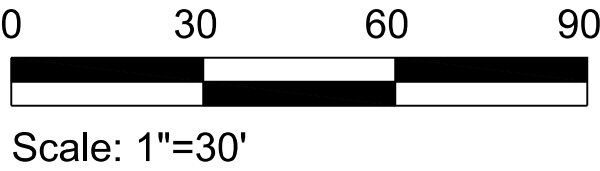
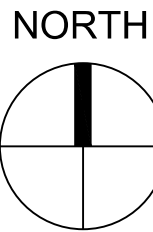
— SYNTHETIC TURF

8' CONCRETE WALK, TYP.
CONCRETE PAD. SEE CIVIL

STANLEY MARKETPLACE 2014-6055-00



PLANT SCHEDULE						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
Evergreen Shrubs						
12	JPA	Juniperus x pfizeriana 'Aurea'	GOLDCOAST JUNIPER	5 GAL.	6'-0" o.c.	CONTAINER
18	JSC	Juniperus sabina Calgary Carpet	CALGARY CARPET JUNIPER	5 GAL.	8'-0" o.c.	CONTAINER
Deciduous Shrubs						
16	BTH	Berberis thunbergii 'Helmond Pillar'	HELMOND PILLAR BARBERRY	5 GAL.	3'-0" o.c.	CONTAINER
6	CNN	Chrysothamnus nauseosus var. nauseosus	DWARF RABBITBRUSH	5 GAL.	4'-0" o.c.	CONTAINER
6	CSI	Cornus sericea 'Isanti'	ISANTI DOGWOOD	5 GAL.	6'-0" o.c.	CONTAINER
6	EEQ	Ephedra equisetina	BLUESTEM JOINT FIR	5 GAL.	3'-0" o.c.	CONTAINER
Perennials + Ornamental Grass						
31	LAB	Leymus arenarius 'Blue Dune'	BLUE DUNE LYME GRASS	1 GAL.	4'-0" o.c.	CONTAINER



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DENVER, CO 80209
P.303.561.3333
F.303.561.3339
waremalcomb.com

FOR AND ON BEHALF OF
WARE MALCOMB

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No.	Description of Revisions	Date	By
14	RESPONSE TO COMMENTS	01/09/19	KLW
13	RESPONSE TO COMMENTS	12/21/18	KLW
12	RESPONSE TO COMMENTS	11/21/18	KLW
11	RESPONSE TO COMMENTS	10/19/18	ANM
10	MINOR AMENDMENT - GOTHAM	07/27/18	ANM
9	RESPONSE TO CITY COMMENTS	08/22/17	JGD
8	SITE PLAN AMENDMENT NO. 2	06/23/17	JGD
7	RESPONSE TO COMMENTS	02/27/17	JGD

Designed By: C-STRAWN Checked By: C-STRAWN

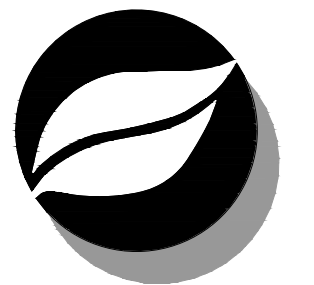
STANLEY MARKETPLACE
SITE PLAN

Date: 04/20/2015

Job No.: 14056

LANDSCAPE PLAN

L1.09



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Drawn By: CK, GK, MB	RESPONSE TO CITY COMMENTS	6/10/15
3		
4	RESPONSE TO CITY COMMENTS	7/22/15
5	MINOR SITE PLAN AMENDMENT	10/17/16
6	MINOR SITE PLAN AMENDMENT-RESUBMITTAL	2/10/17
7	MINOR SITE PLAN AMENDMENT-RESUBMITTAL	5/15/17
8	MINOR SITE PLAN AMENDMENT-RESUBMITTAL	8/23/17
9	MINOR SITE PLAN AMENDMENT-RESUBMITTAL	9/7/17
Designed By: CK, GK, MB	Checked By: CK, GK	

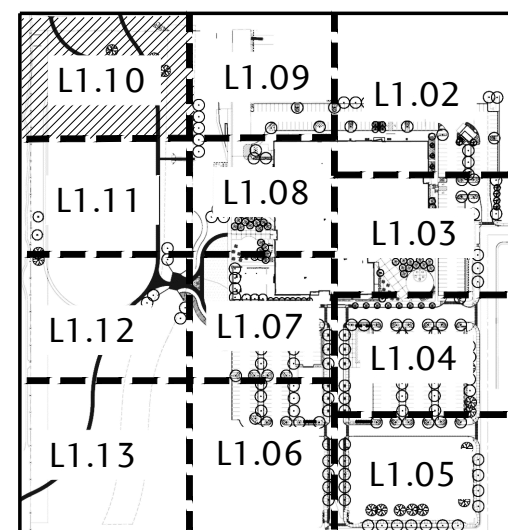
STANLEY MARKETPLACE
SITE DEVELOPMENT PLAN

Date: 12/19/2014
Job No.: 14056

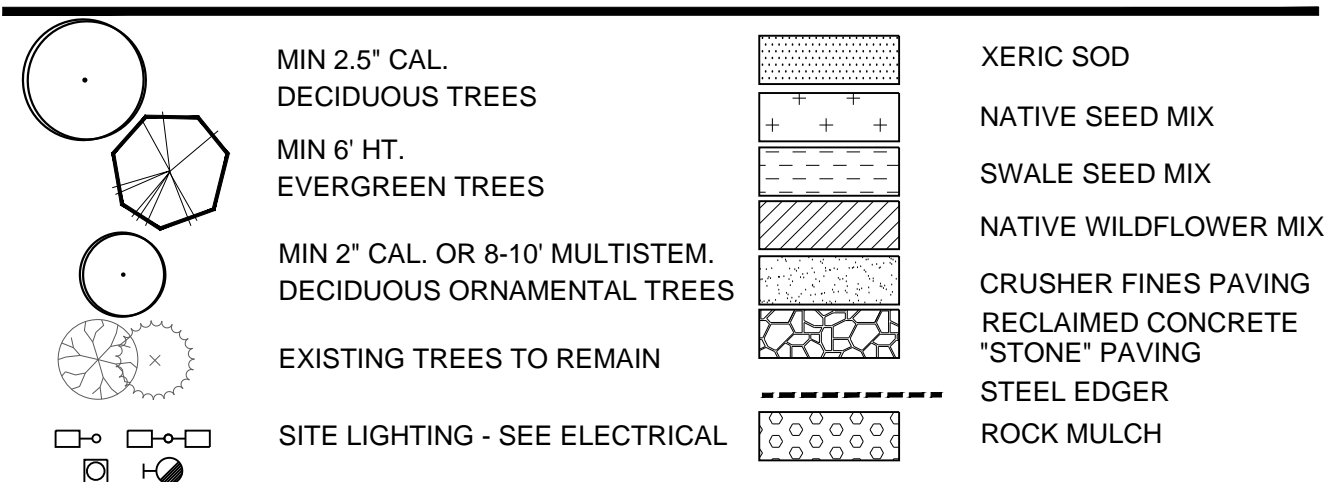
**ENLARGED
LANDSCAPE
PLAN**

L1.10

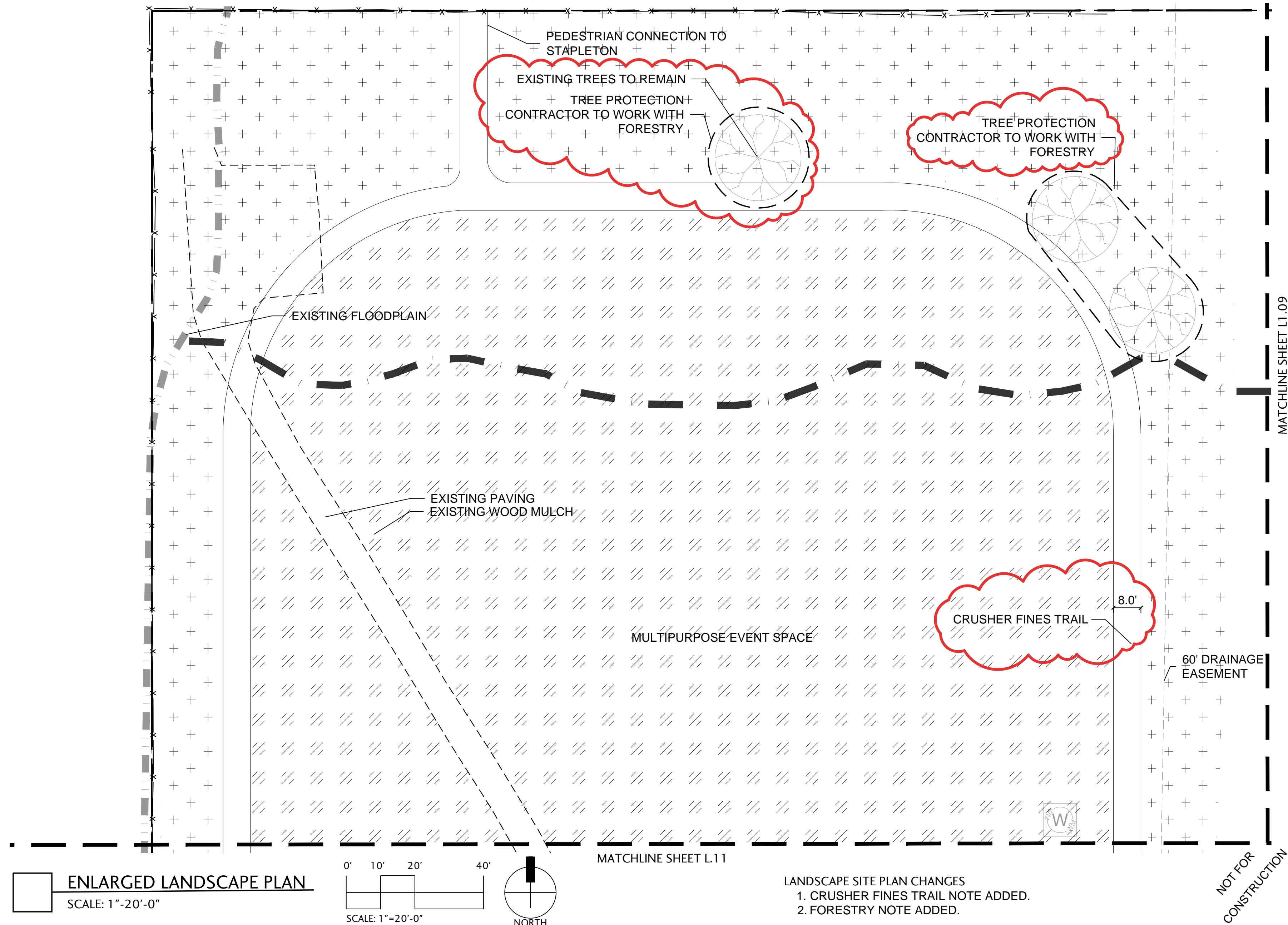
KEYMAP

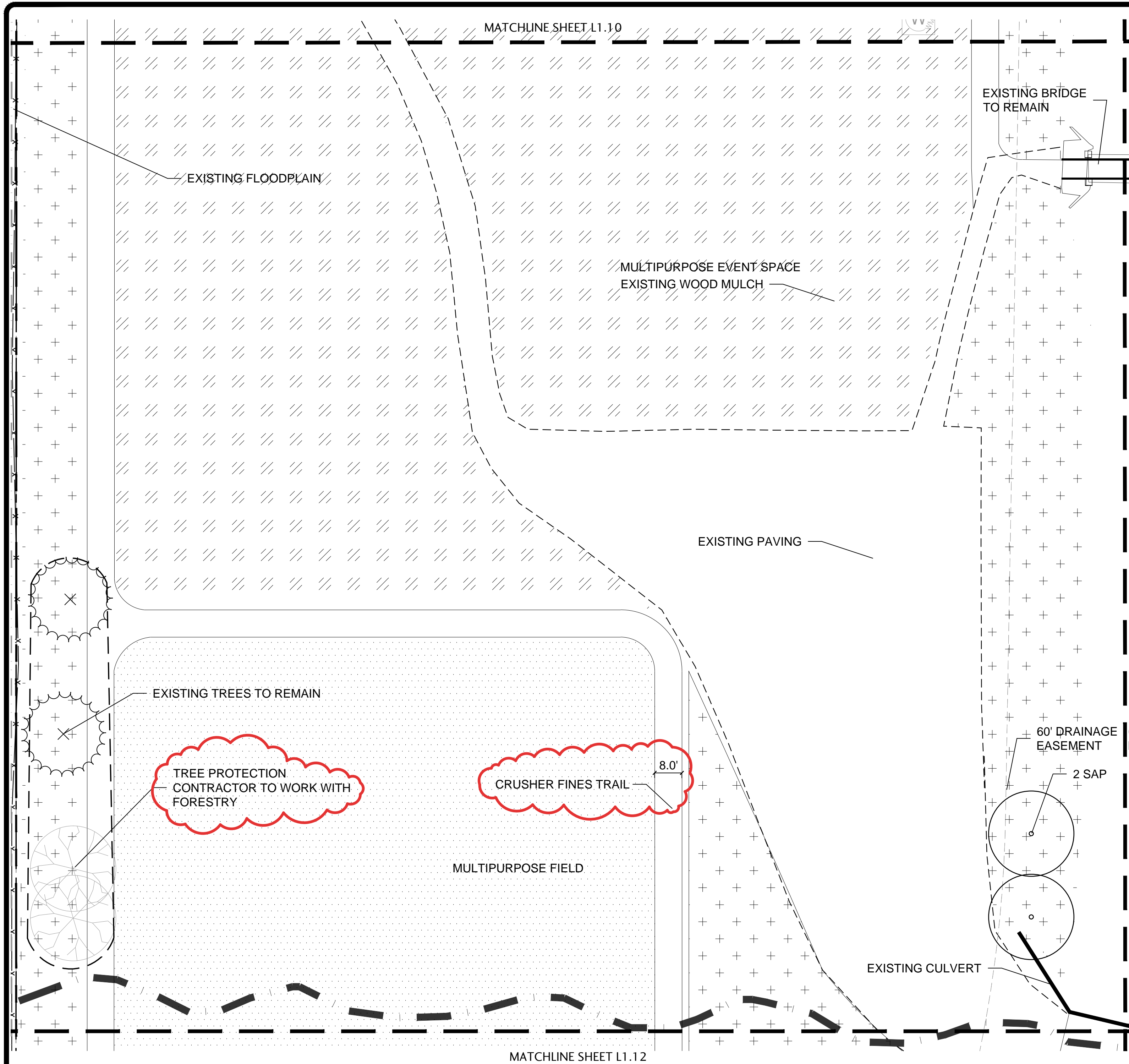


LANDSCAPE LEGEND

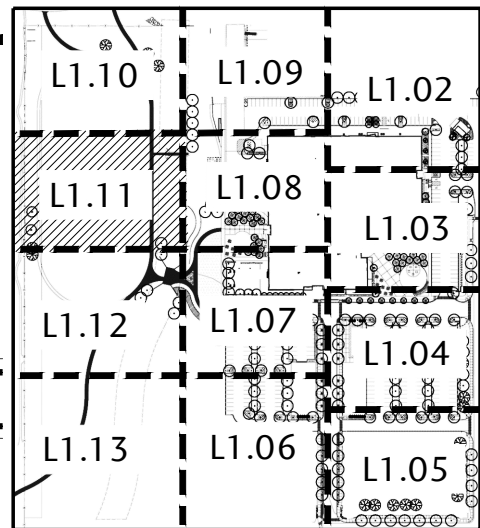


LANDSCAPE SITE PLAN CHANGES
1. NOTE ADDED TO TREE PROTECTION.

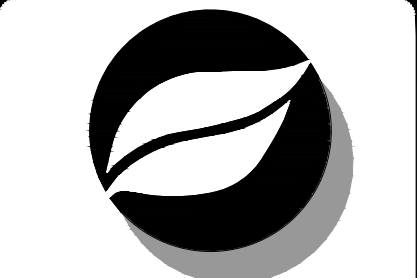
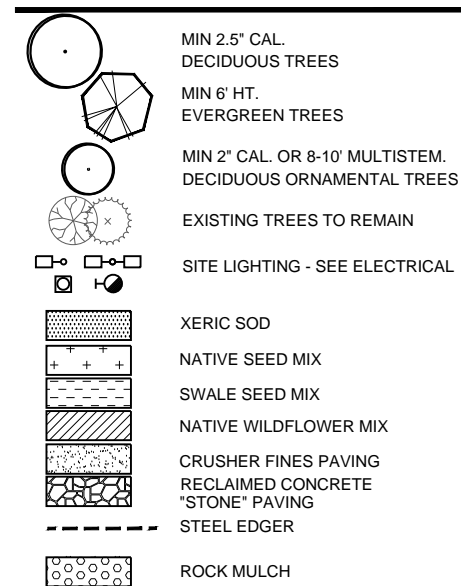




KEYMAP



LANDSCAPE LEGEND



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	4	7/22/15	RESPONSE TO CITY COMMENTS
	5	10/17/16	MINOR SITE PLAN AMENDMENT
	6	2/10/17	MINOR SITE PLAN AMENDMENT-RESUBMITTAL
	7	5/15/17	MINOR SITE PLAN AMENDMENT-RESUBMITTAL
	8	8/23/17	MINOR SITE PLAN AMENDMENT-RESUBMITTAL
	9	9/7/17	MINOR SITE PLAN AMENDMENT-RESUBMITTAL
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STANLEY MARKETPLACE SITE DEVELOPMENT PLAN

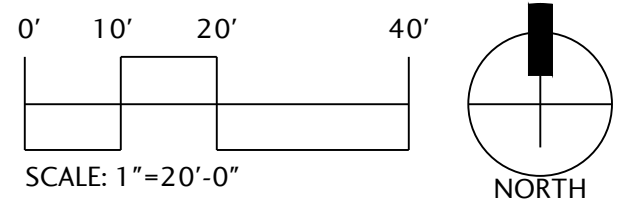
Date: 12/19/2014
Job No.: 14056

ENLARGED
LANDSCAPE
PLAN

L1.11

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CONSTRUCTION

ENLARGED LANDSCAPE PLAN
SCALE: 1"=20'-0"



LANDSCAPE SITE PLAN CHANGES
1. NOTE ADDED TO TREE PROTECTION.
2. CRUSHER FINES TRAIL NOTE ADDED.



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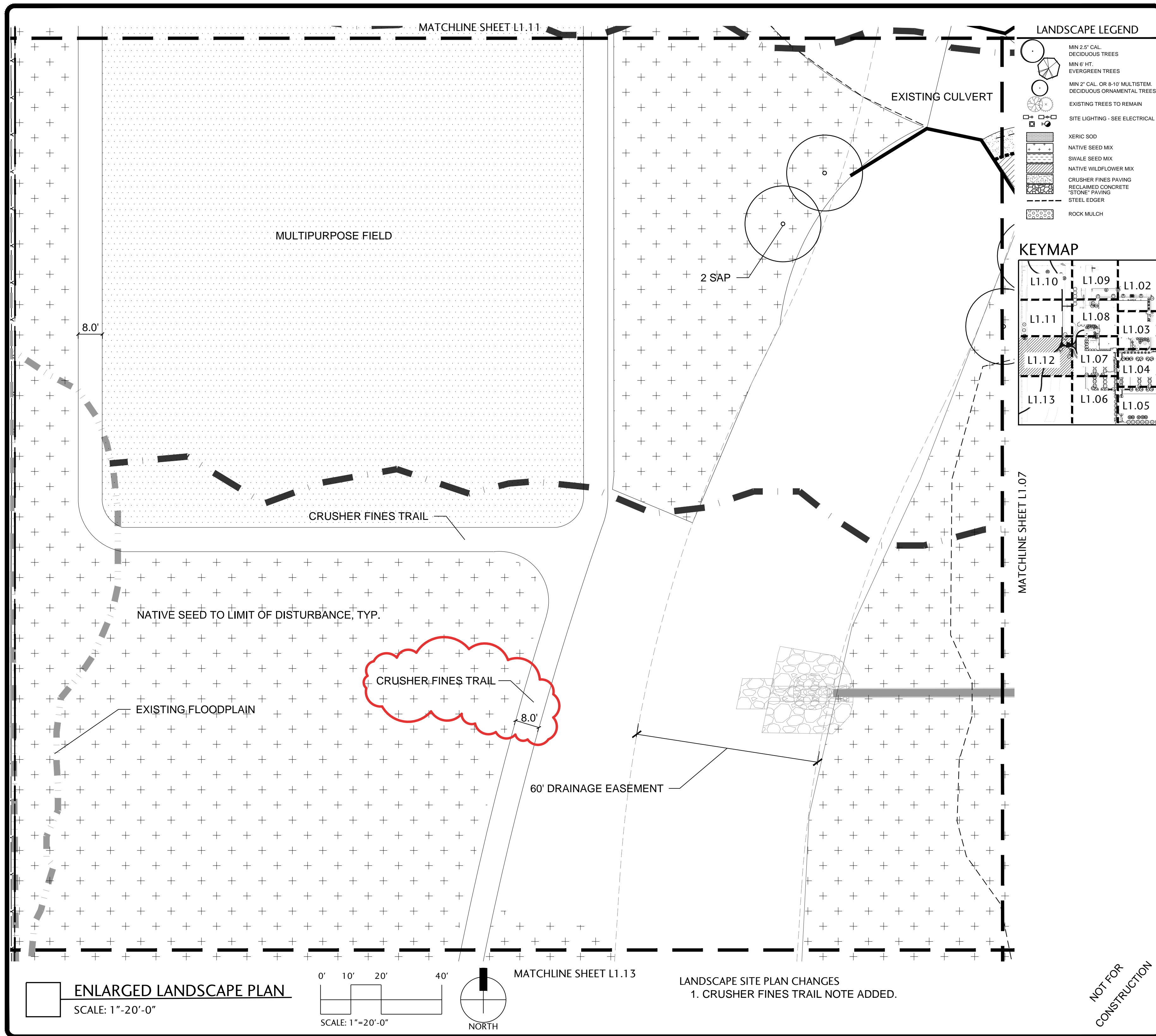
	Drawn By: CK, GK, MB		
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Designed By: CK, GK, MB Checked By: CK, GK			

STANLEY MARKETPLACE SITE DEVELOPMENT PLAN

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4	RESPONSE TO CITY COMMENTS	7/22/15							
5	MINOR SITE PLAN AMENDMENT	10/17/16							
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8	MINOR SITE PLAN AMENDMENT-RESUBMITTAL	8/23/17							
9	MINOR SITE PLAN AMENDMENT-RESUBMITTAL	9/7/17							
Designed By: CK, GK, MB		Checked By: CK, GK							

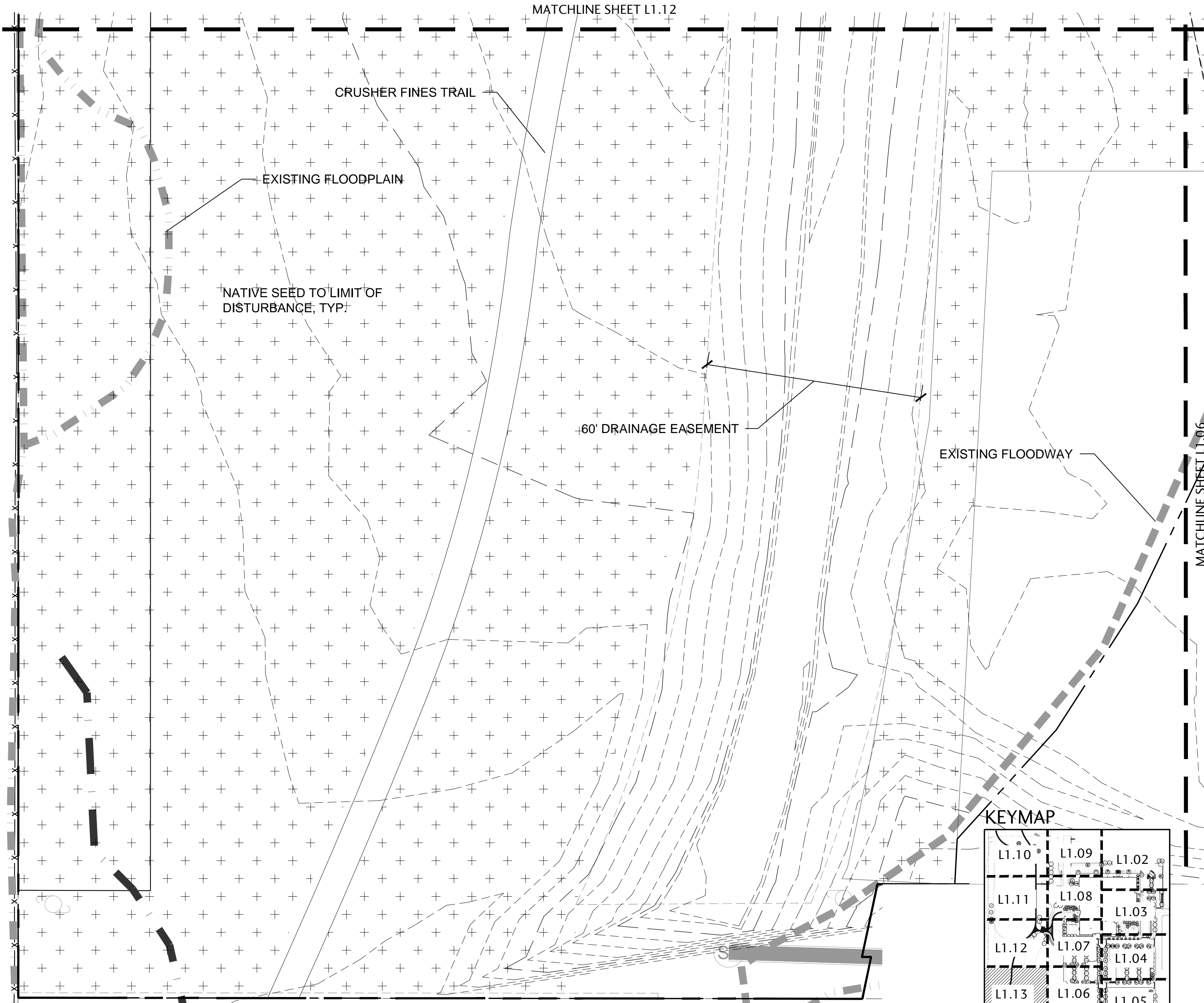
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SITE DEVELOPMENT PLAN

Date: 12/19/2014
Job No.: 14056

**ENLARGED
LANDSCAPE
PLAN**

L1.13

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CONSTRUCTION

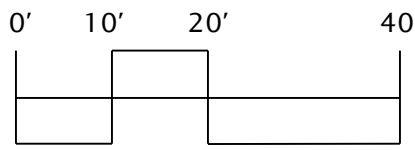


LANDSCAPE SITE PLAN CHANGES
1. CRUSHER FINES TRAIL NOTE ADDED.

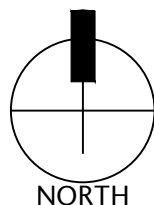


ENLARGED LANDSCAPE PLAN

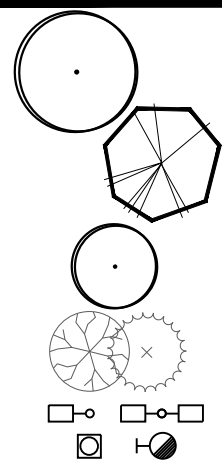
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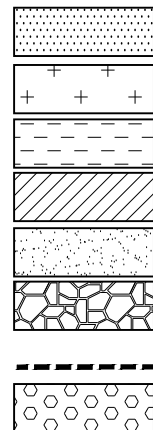
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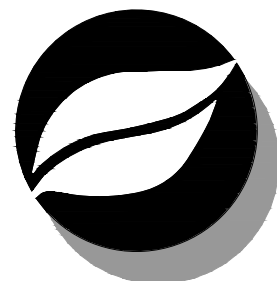
LANDSCAPE LEGEND



MIN 2.5" CAL.
DECIDUOUS TREES
MIN 6' HT.
EVERGREEN TREES
MIN 2" CAL. OR 8-10' MULTISTEM.
DECIDUOUS ORNAMENTAL TREES
EXISTING TREES TO REMAIN
SITE LIGHTING - SEE ELECTRICAL



XERIC SOD
NATIVE SEED MIX
SWALE SEED MIX
NATIVE WILDFLOWER MIX
CRUSHER FINES PAVING
RECLAIMED CONCRETE
"STONE" PAVING
STEEL EDGER
ROCK MULCH



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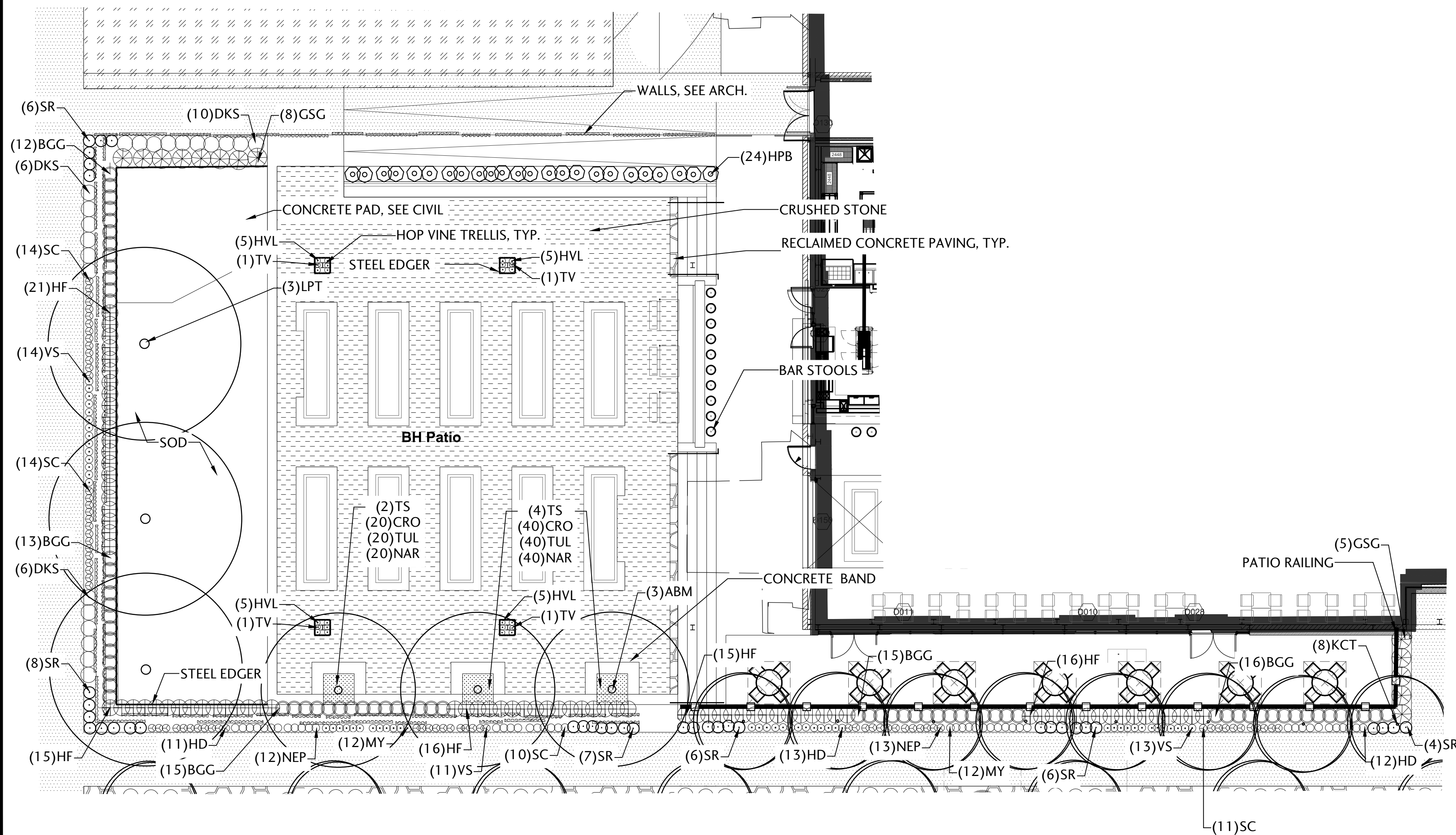
STANLEY MARKETPLACE
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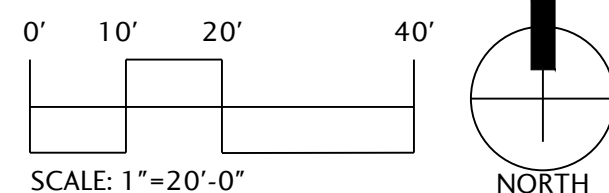
BEER HALL
LANDSCAPE
PLAN

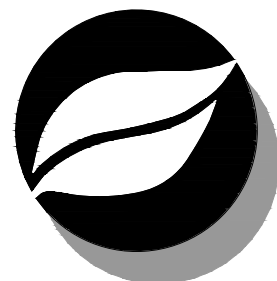
L1.14

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BEER HALL LANDSCAPE PLAN
SCALE: 1"=20'-0"





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9	MINOR SITE PLAN AMENDMENT-RESUBMITTAL					9/7/17	

STANLEY MARKETPLACE
SITE DEVELOPMENT PLAN

Date: 12/19/2014
Job No.: 14056

PLAY AREA
LANDSCAPE
PLAN

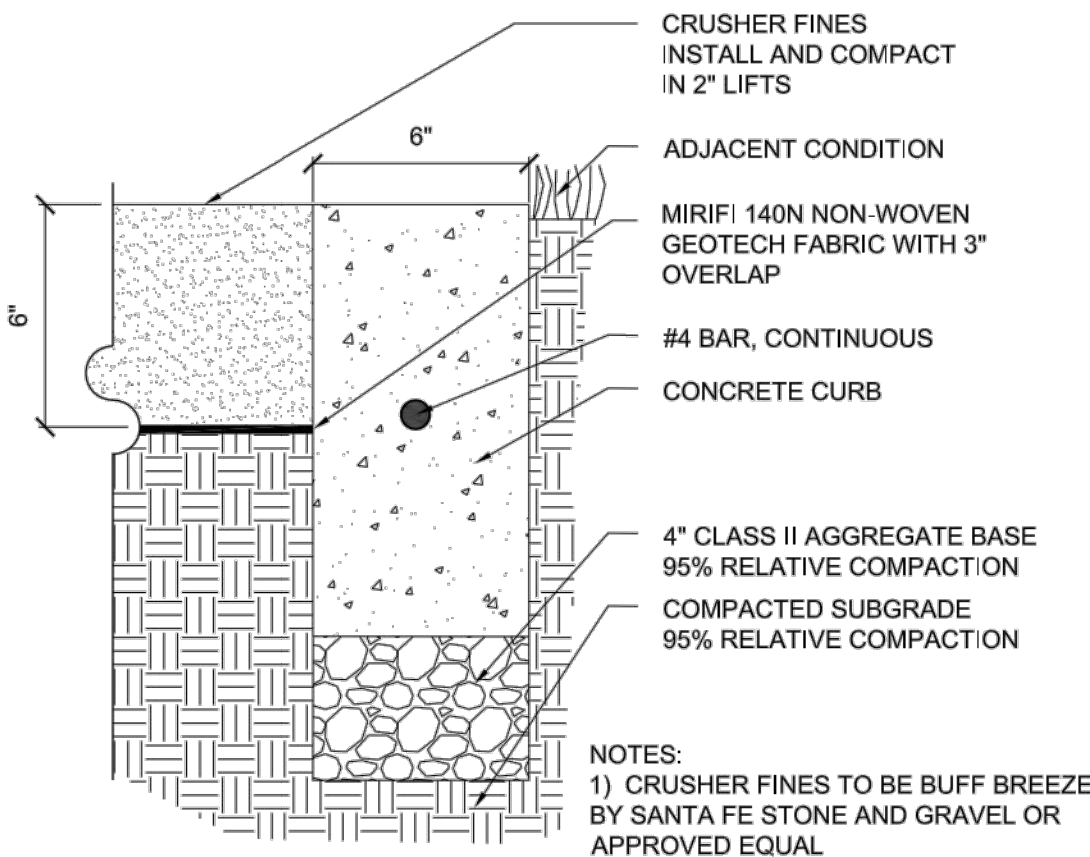
L1.15

LANDSCAPE MATERIAL PLAN

SYMBOL	MATERIAL	SOURCE
	BUFF BREEZE - CRUSHED STONE OR APPROVED EQUAL	SANTA FE STONE AND GRAVEL
	WASHED SAND	SANTA FE STONE AND GRAVEL
	GROWERS SUPREME SOIL	SANTA FE STONE AND GRAVEL
	CASCADE CEDAR MULCH 'GORILLA HAIR'	SANTA FE STONE AND GRAVEL

PLANT SCHEDULE

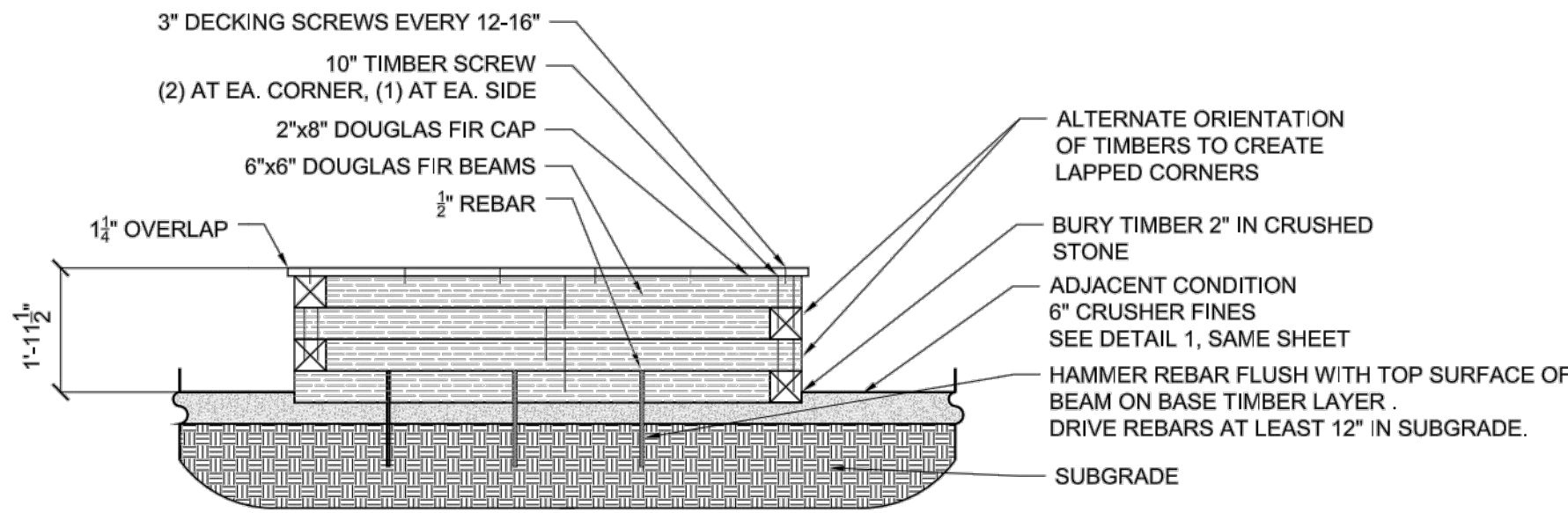
QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	DESC.	HYDRO.
ORNAMENTAL GRASS						
24	PVS	Red Switch Grass	Panicum virgatum 'Shenandoah'	#1	CONT	LOW
29	CAK	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	CONT	MED



1

CRUSHED STONE PAVING WITH CONCRETE CURB

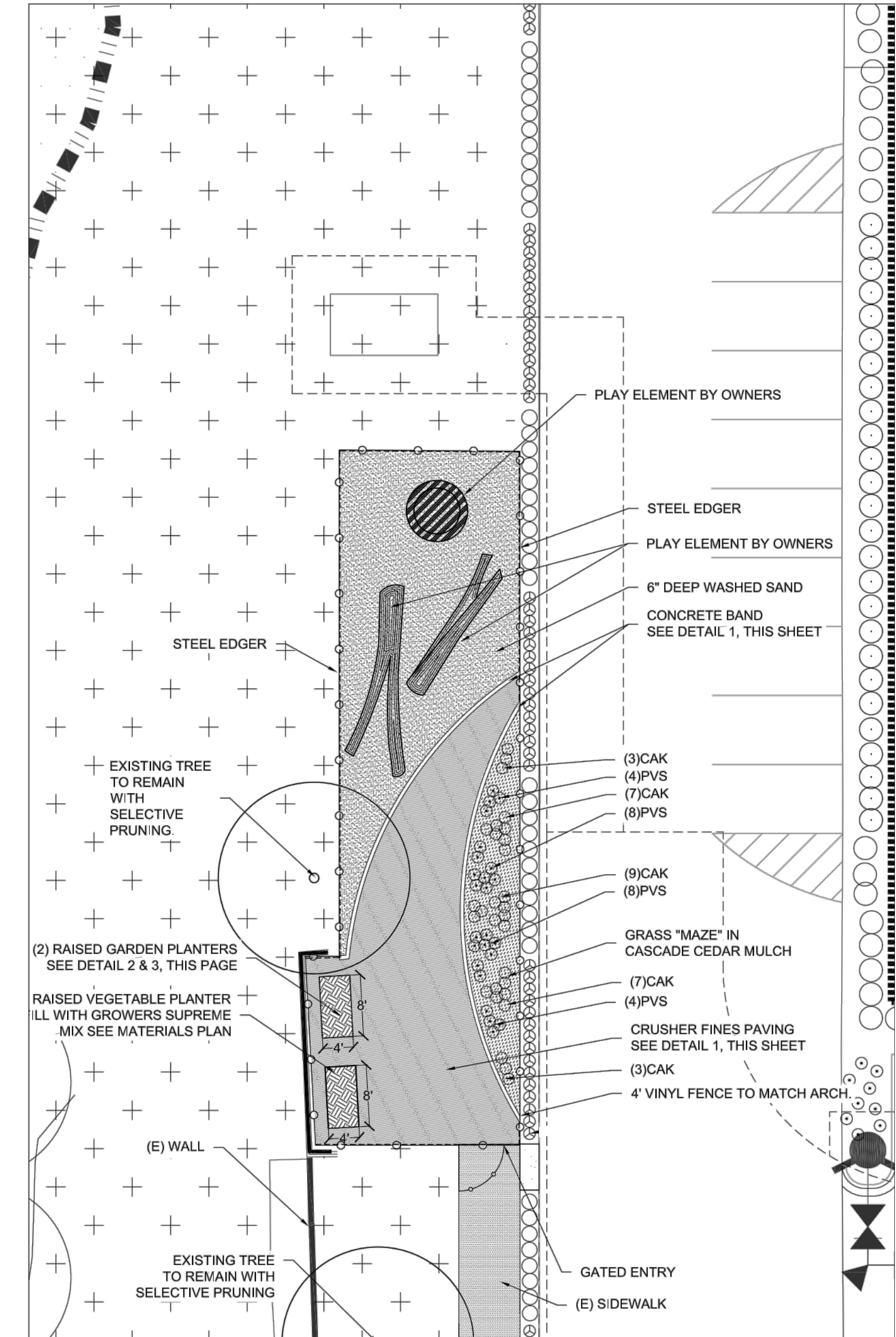
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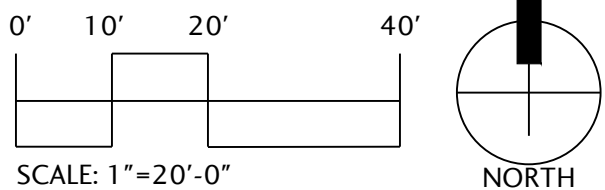
2

4' X 8' RAISED GARDEN PLANTER - SECTION

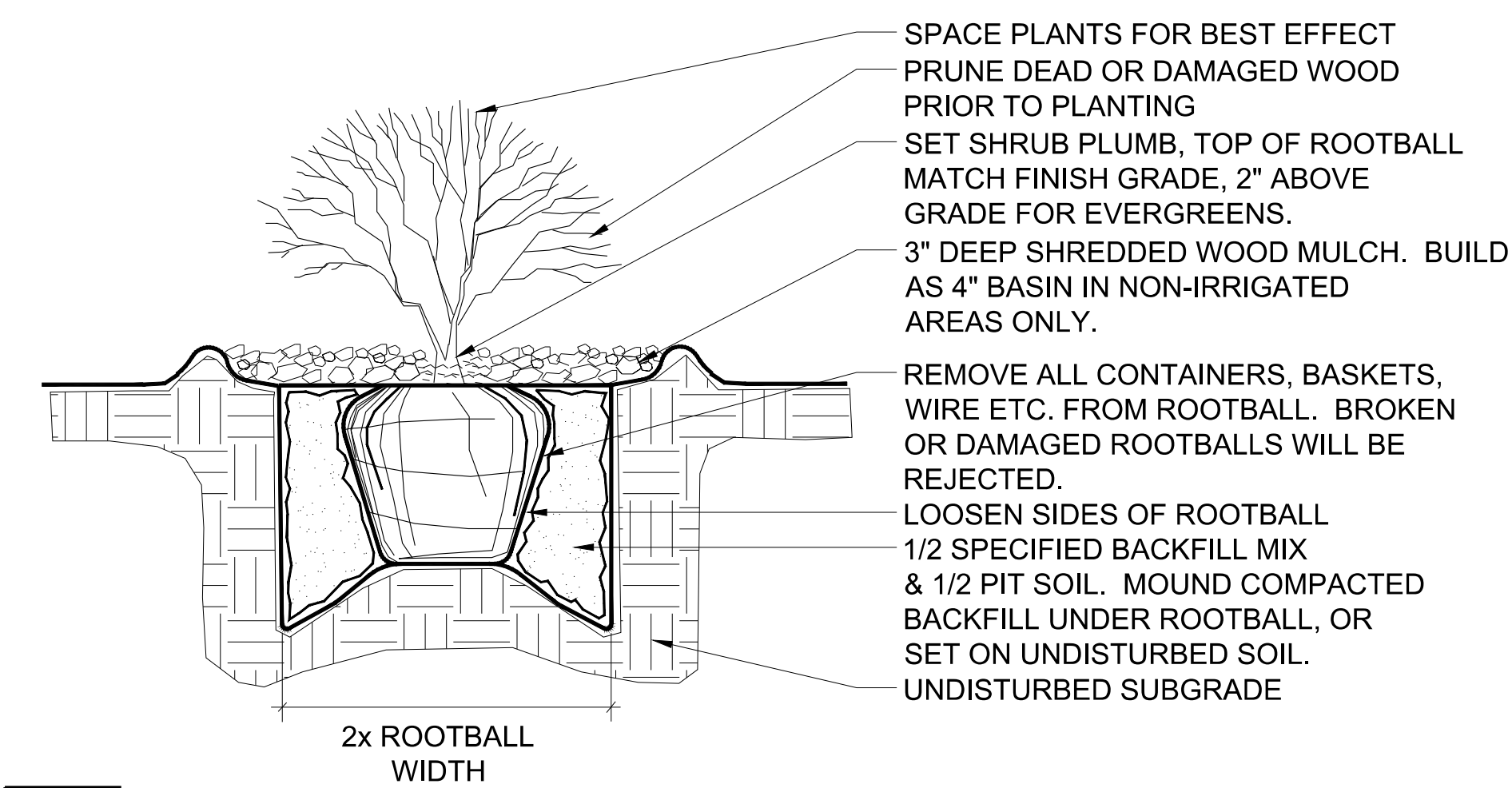
SCALE: 1/2"=1'-0"



PLAY AREA LANDSCAPE PLAN
SCALE: 1"=10'-0"



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1

SHRUB PLANTING
1/2" = 1'-0"

PLANTING NOTES

- THE PRELIMINARY DESIGN IS INTENDED TO MEET BASIC MINIMUM STANDARDS FOR THE CITY OF AURORA.
- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS.
- CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT AND/OR OWNER.
- ALL PLANTING BEDS AND TREES SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM, UNLESS OTHERWISE NOTED.
- ALL PLANTING AREAS TO RECEIVE A MINIMUM OF 2" MULCH
- ALL PLANTINGS ARE TO BE LOCATED AWAY FROM THE BUILDING TO ALLOW FOR VENTILATION AND MINIMIZE SHADOWS ON THE GREEN HOUSE

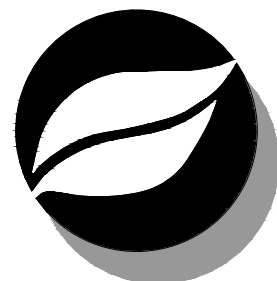
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STANLEY MARKETPLACE
SITE PLAN

Date: 04/20/2015
Job No.: 14056

PLANTING DETAILS

L1.16



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			6/10/15		
			7/22/15		
			10/17/16		
			2/10/17		
			5/15/17		
			8/23/17		
			9/7/17		
Drawn By: CK, GK, MB	RESPONSE TO CITY COMMENTS				
3	RESPONSE TO CITY COMMENTS				
4	MINOR SITE PLAN AMENDMENT				
5	MINOR SITE PLAN AMENDMENT-RESUBMITTAL				
6	MINOR SITE PLAN AMENDMENT-RESUBMITTAL				
7	MINOR SITE PLAN AMENDMENT-RESUBMITTAL				
8	MINOR SITE PLAN AMENDMENT-RESUBMITTAL				
9	MINOR SITE PLAN AMENDMENT-RESUBMITTAL				
Designed By: CK, GK, MB	Checked By: CK, GK				

STANLEY MARKETPLACE
SITE DEVELOPMENT PLAN

Date: 12/19/2014
Job No.: 14056

TREE MITIGATION
PLAN

L3.01

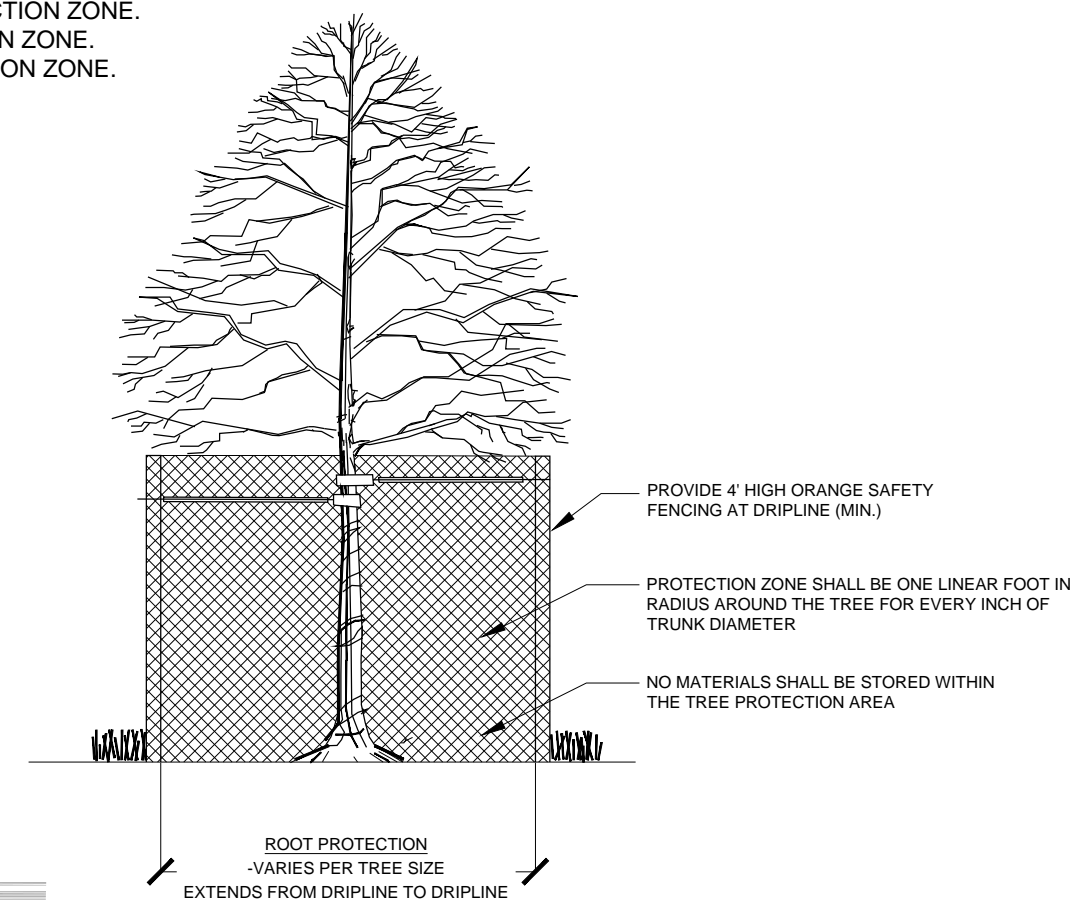
TREE PROTECTION NOTES

"ORANGE" SAFETY FENCING IS REQUIRED FOR USE IN THE TREE PROTECTION AND IS TO BE INSTALLED AROUND THE TREE PROTECTION ZONE OF ALL TREES DESIGNATED FOR PROTECTION. FENCING SHALL BE MAINTAINED DAILY, AND REMAIN IN PLACE UNTIL PROJECT COMPLETION. A MINIMUM OF FIVE (5) METAL T-STAKES PER TREE SHALL BE USED TO DELINEATE THE TREE PROTECTION ZONE.

TREE PROTECTION ZONE - GENERALLY, AN AREA ENCOMPASSING ONE LINEAR FOOT IN RADIUS AROUND THE TREE PER INCH OF TRUNK DIAMETER. FOR EXAMPLE: A TREE 12 INCHES IN DIAMETER (MEASURED AT 4.5 FEET FROM THE GROUND) SHOULD HAVE A DISTURBANCE FREE ZONE WITH A 12-FOOT RADIUS AROUND THE TREE, AS MEASURED FROM THE TREE TRUNK.

PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE. ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE. IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE. LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.

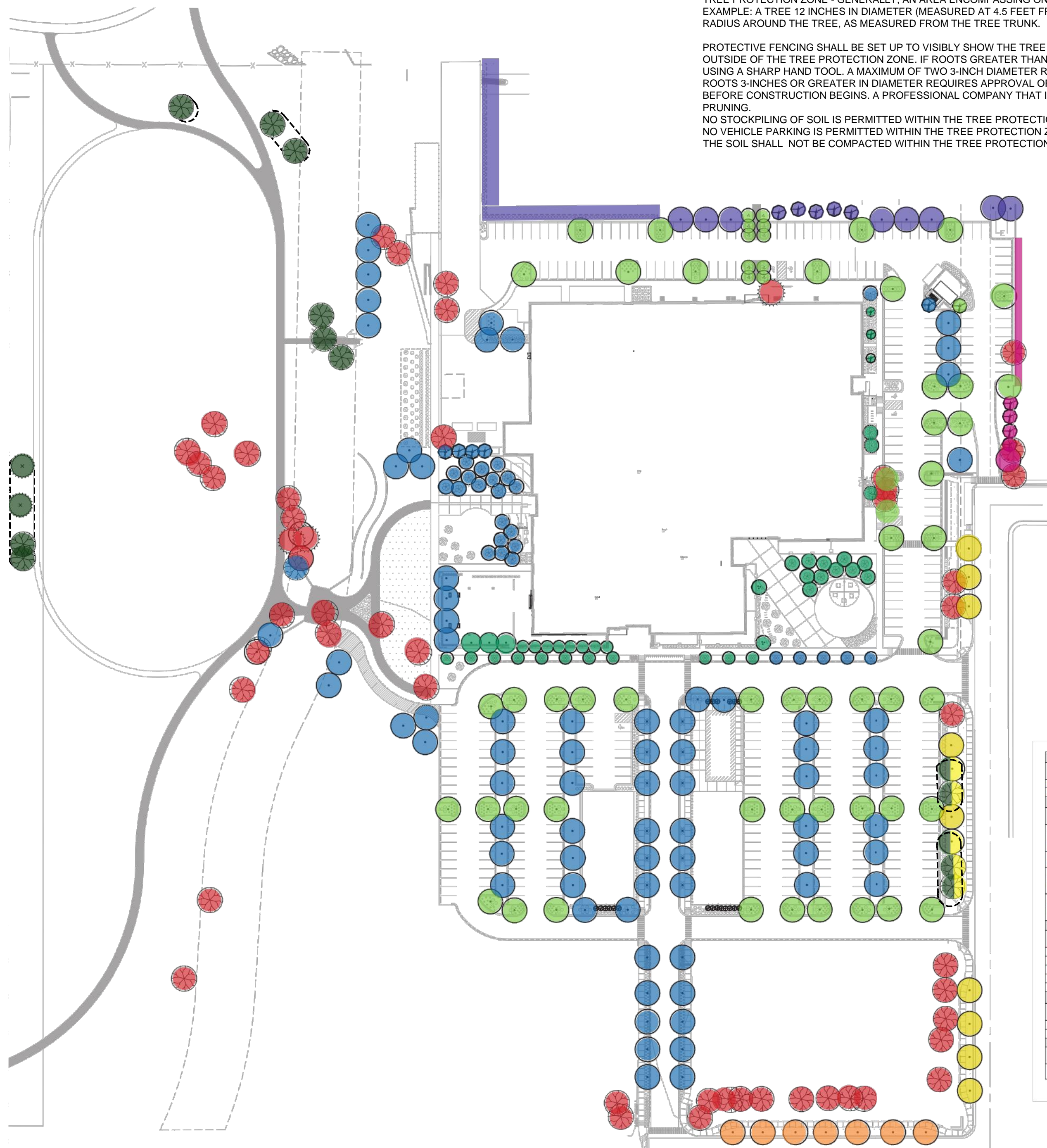
NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.



LANDSCAPE SITE PLAN CHANGES

1. Tree mitigation plan updated to account for trees removed from future. development pad site. This was communicated with Jacque Chomiak.

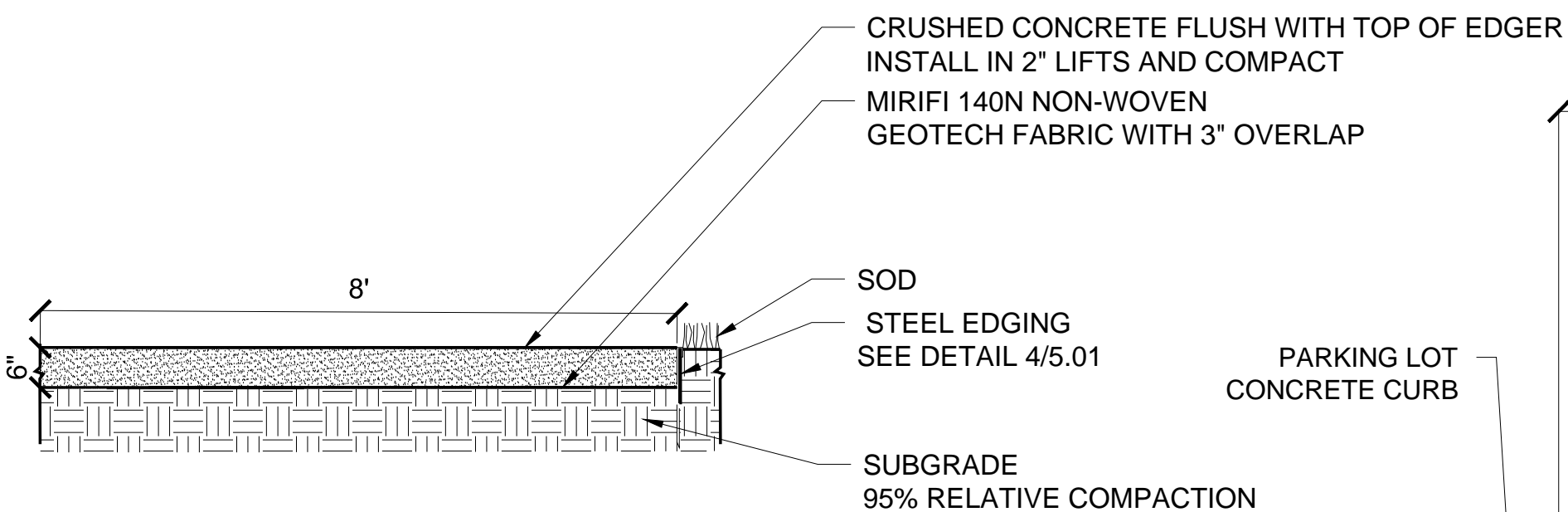
STREET FRONTAGE TABLE					
AREA	DESCRIPTION	LENGTH	TREE REQD. (1/40')	TREES PROVD.	
A	DALLAS	600'	15	15	
B	E. 23RD AVE	300'	7	7	
BUFFER TABLE					
AREA	DESCRIPTION	LENGTH	WIDTH REQD.	WIDTH PROVD.	TREES/SHRUBS REQUIRED/PROVIDED
A	DALLAS	600'	20'	20'	1 TREE/40' 15/15 TREES* 85/104 SHRUBS
B	E. 23RD AVE	300'	20'	20'	1 TREE/40' 7/7 TREES**
C	NON-RESIDENTIAL BUFFER (NORTH)	662'	10'	10'	1 TREE/5 SHRUBS PER 40' 17/17 TREES, 85/85 SHRUBS
D	NON-RESIDENTIAL BUFFER (NORTHEAST)	275'	10'	6'	1 TREE/5 SHRUBS PER 40' 7/7 TREES, 40 SHRUBS
LANDSCAPING TABLE					
AREA	DESCRIPTION	LENGTH	TREE REQUIRED	TREE PROVD.	SHRUBS REQUIRED/PROVIDED
E	EAST BUILDING PERIMETER	240'	6	8	60/75 SHRUBS
F	SOUTH BUILDING PERIMETER	338'	9	36	90/113 SHRUBS
G	PARKING LOT ISLANDS/MEDIAN	N/A	54	62	312/357 SHRUBS
H	PARKING LOT SCREENING	365'	N/A	N/A	110LF WALL, 255' SHRUB
I	DISTINCTIVE LANDSCAPE FEATURE	N/A	N/A	N/A	8/8 ENTRY FEATURES
SITE LANDSCAPE DATA					
TOTAL AREA		LANDSCAPE AREA	PERCENT REQD.	PERCENT PROVD.	
23.8 ACRES		15.35 ACRES	15%	64.40%	
PARKING LOT		4.09 ACRES	.73 ACRES	5%	17.80%
TREE PRESERVATION TABLE					
EXISTING TREE CALIPER INCHES	EX.TREE CALIPER TO REMAIN	REQUIRED MITIGATION	PROVIDED MITIGATION	EXCEEDED MITIGATION	
272"	30.1"	224.3"	262.50"	37.6"	
		90 TREES	105 TREES	15 TREES	
* Note Existing Trees Included					
** Note Buffer requirement for street trees fulfilled. Shrubs to be deferred until siteplan submittal for future property.					



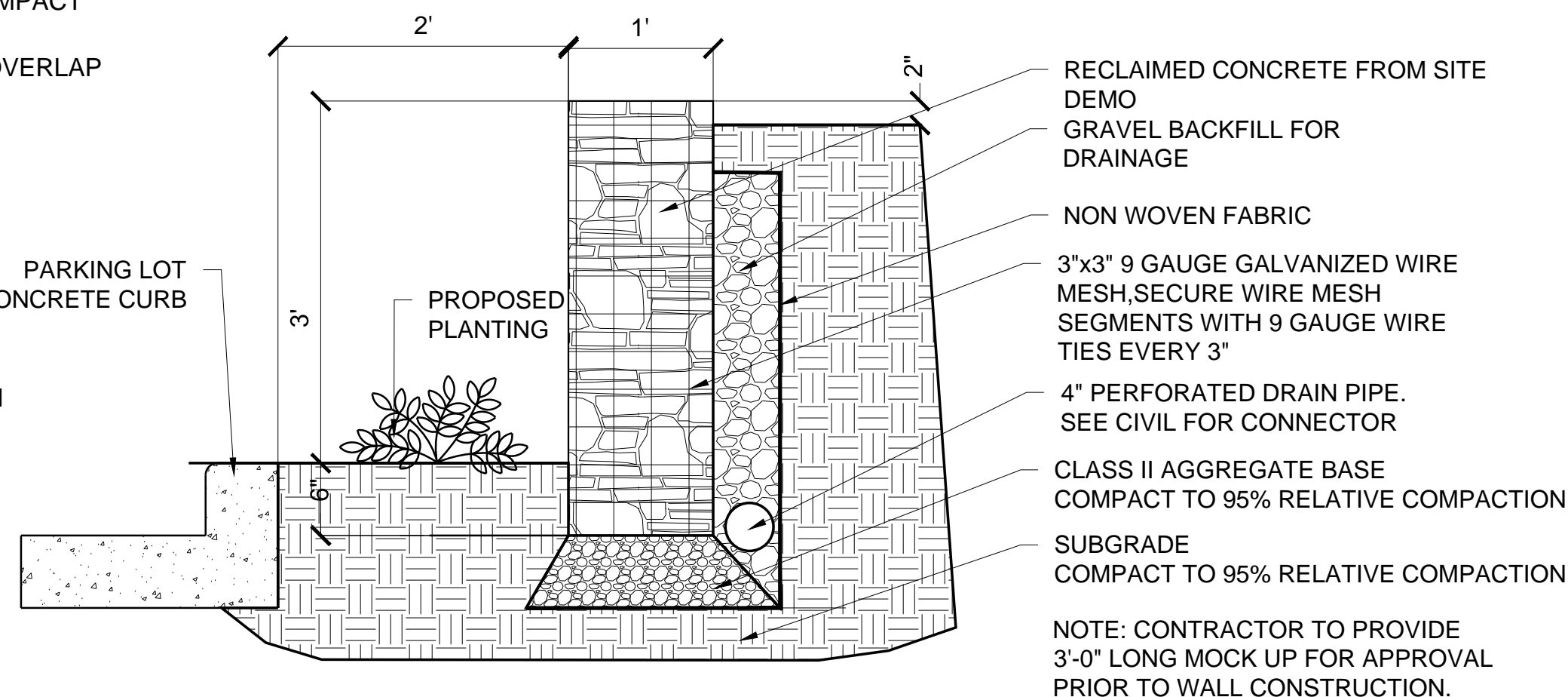
TREE MITIGATION PLAN

TREE PROTECTION AREAS

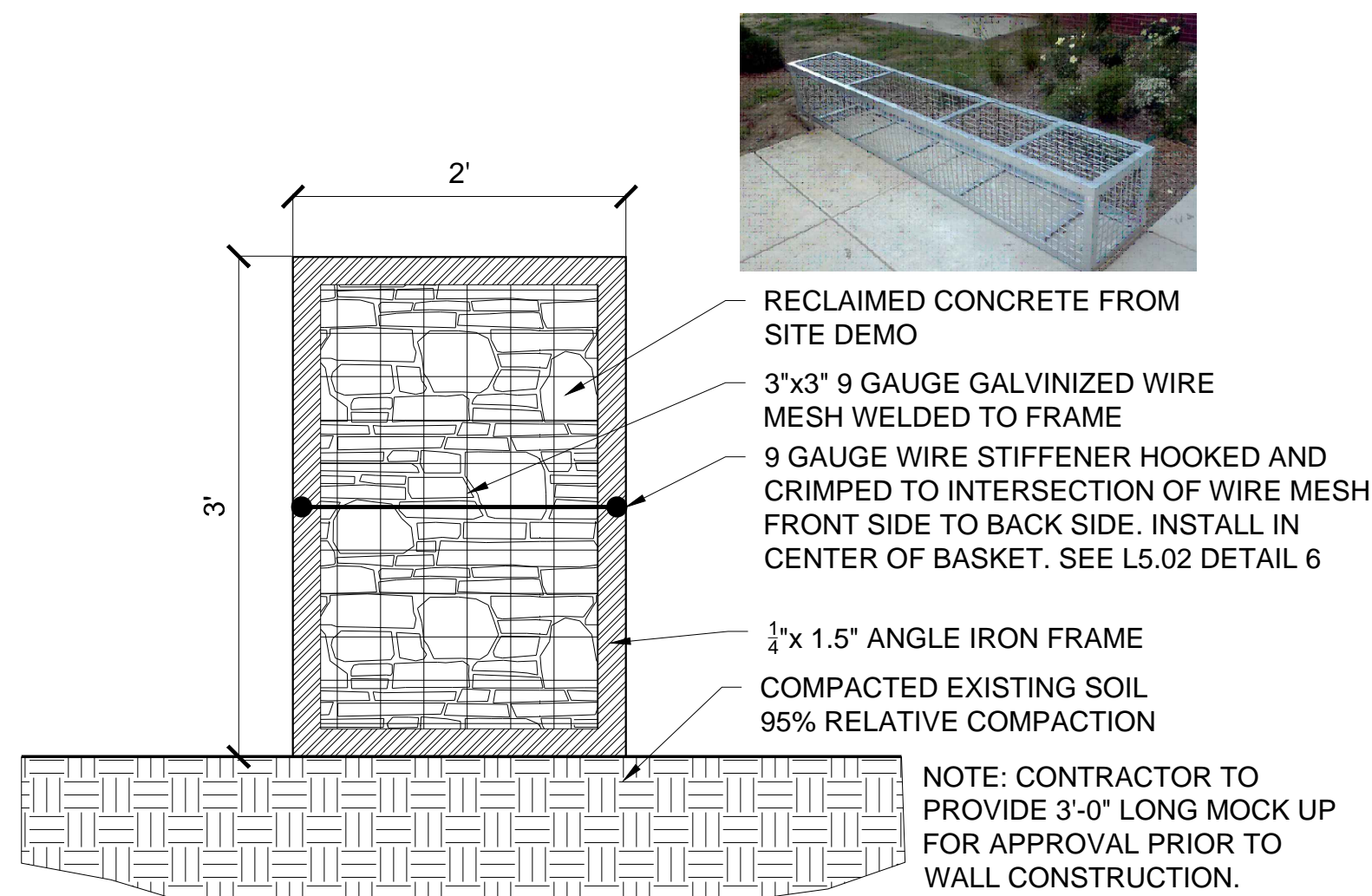
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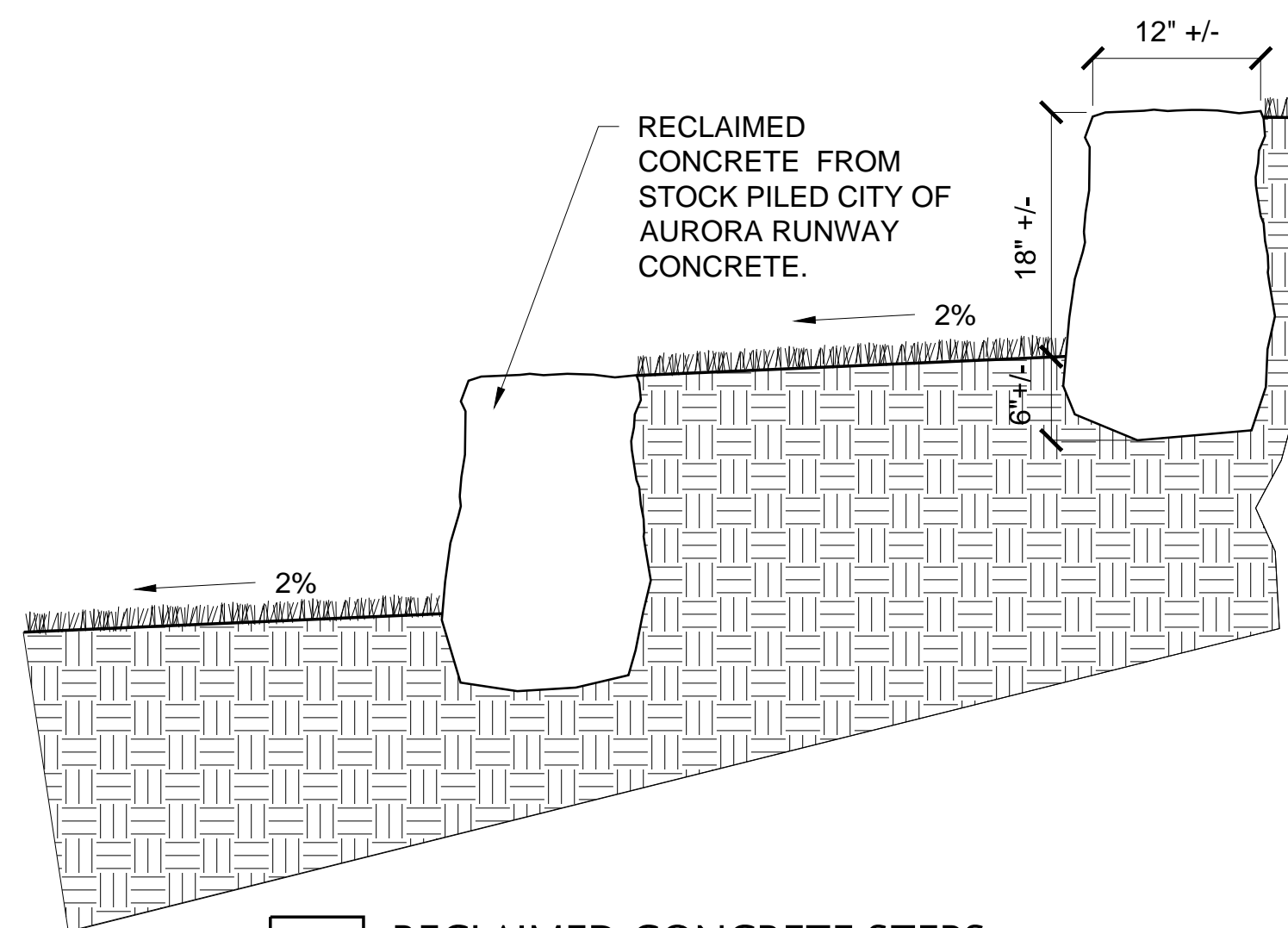
1 CRUSHER FINES PAVING
SCALE: 1/2"=1'-0"



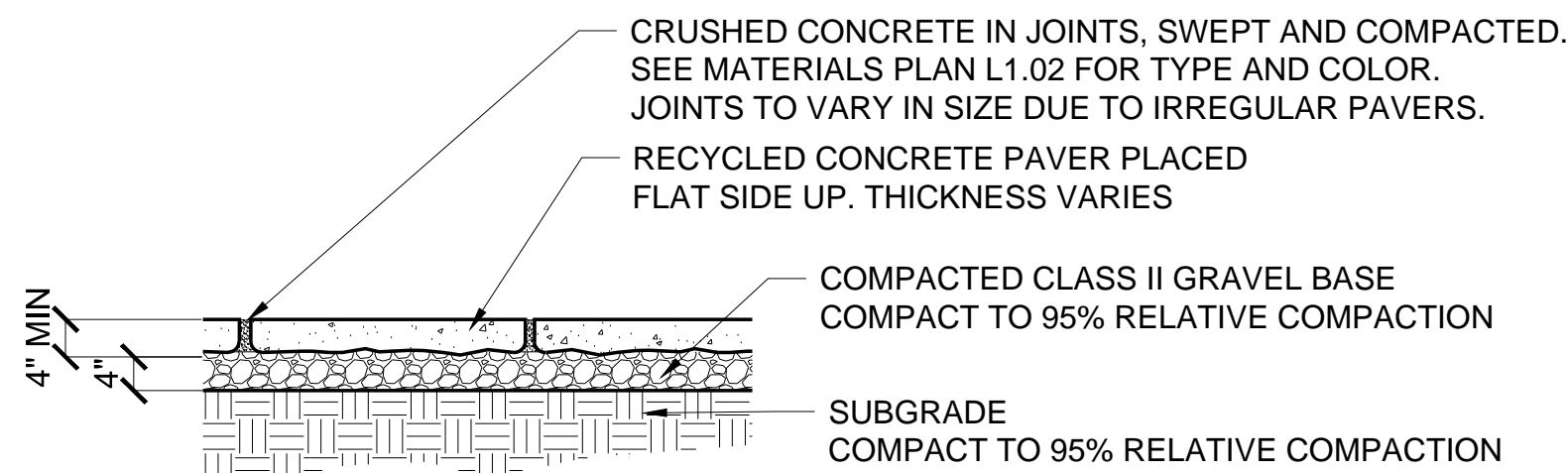
2 GABION RETAINING WALL AT EAST PROP. LINE
SCALE: 1"=1'-0"



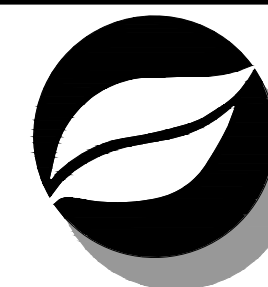
3 DECORATIVE GABION WALL
SCALE: 1"=1'-0"



4 RECLAIMED CONCRETE STEPS
SCALE: 1/2"=1'-0"



5 RECLAIMED CONCRETE PAVING
SCALE: 1/2"=1'-0"



Consilium Design
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

7353 SOUTH ALTON WAY
SUITE 135
CENTENNIAL, CO 80112
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FAX 303.224.9524

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9	MINOR SITE PLAN AMENDMENT-RESUBMITTAL	9/7/17		

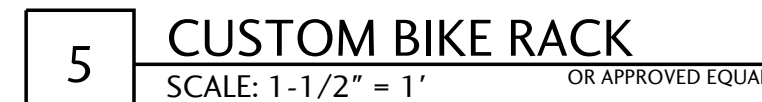
STANLEY MARKETPLACE
SITE DEVELOPMENT PLAN

Date: 12/19/2014
Job No.: 14056

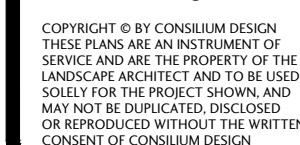
LANDSCAPE
DETAILS

L4.01

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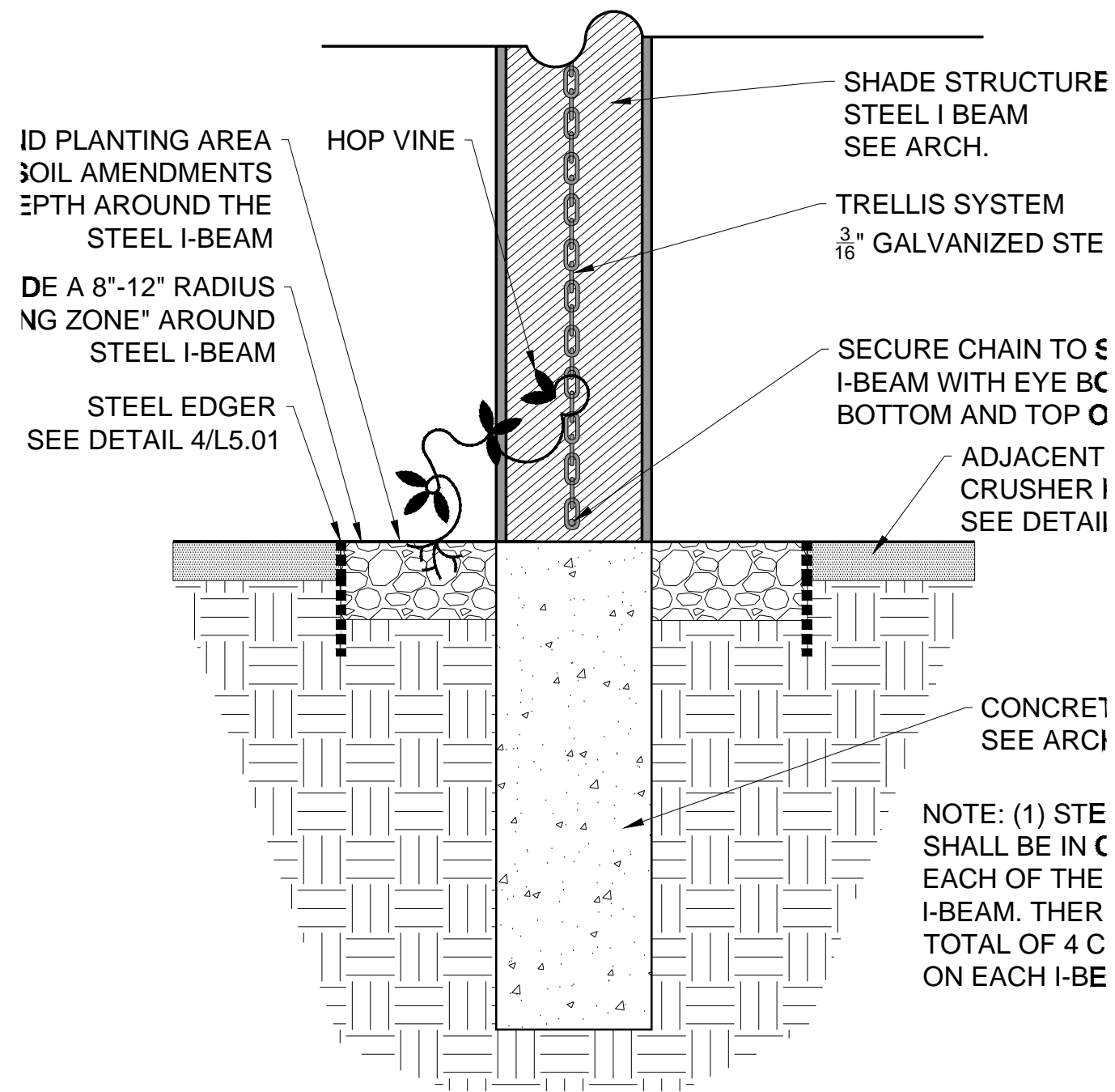
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STANLEY MARKETPLACE SITE DEVELOPMENT PLAN

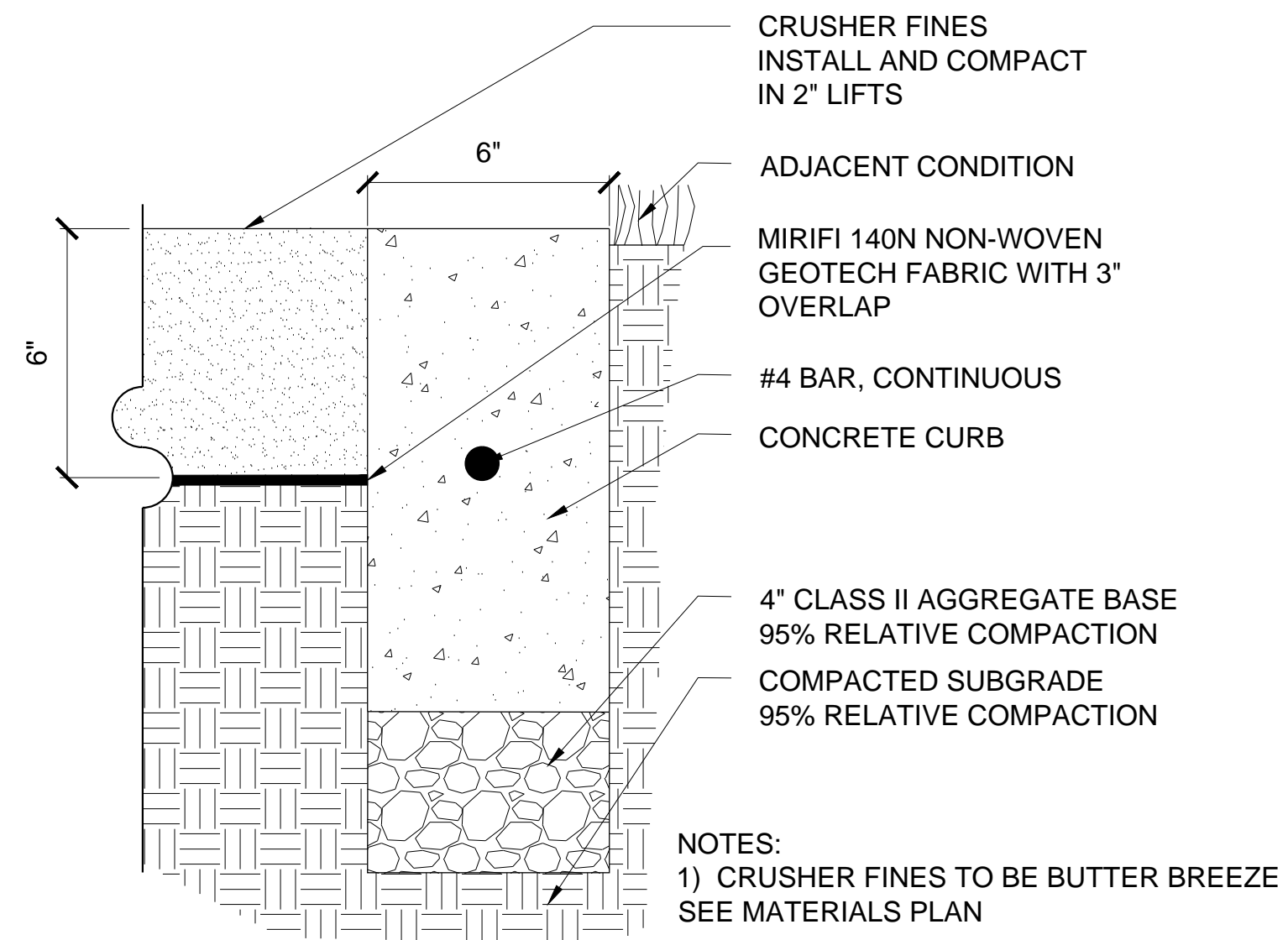
Job No.: 14056

LANDSCAPE
DETAILS

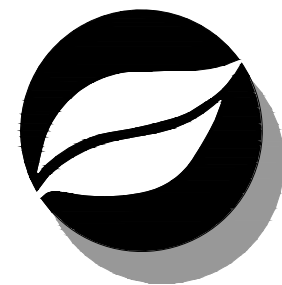
L4.03



1 HOP VINE TRELLIS
1'-1/2" = 1'-0"



2 CRUSHER FINES WITH CONCRETE BAND
3" = 1'-0"



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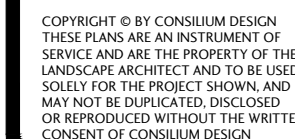
STANLEY MARKETPLACE
SITE DEVELOPMENT PLAN

Date: 12/19/2014
Job No.: 14056

LANDSCAPE
DETAILS

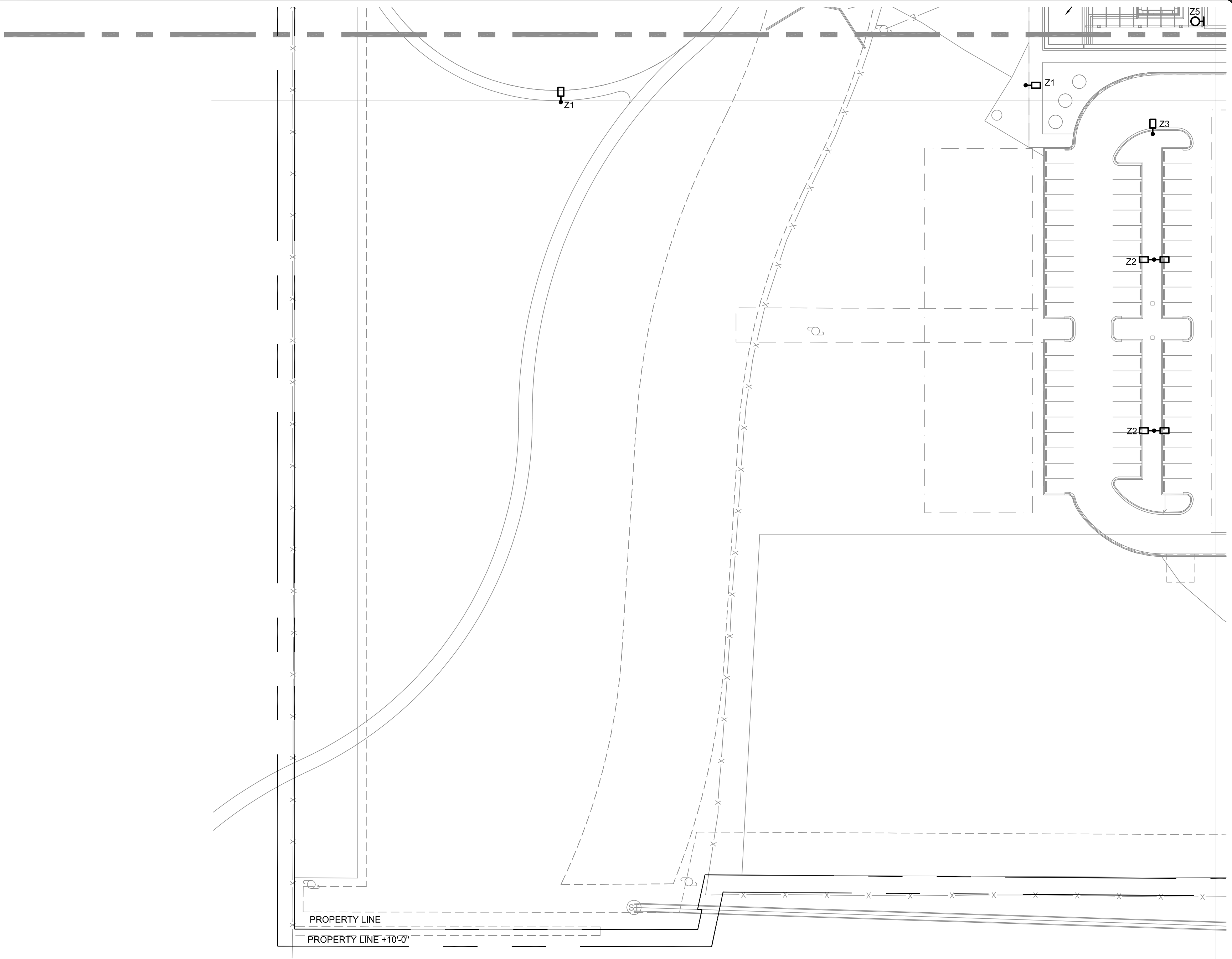
L4.04

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STANLEY MARKETPLACE 2014-6055-00

L.19



1 PARTIAL SITE LIGHTING PLAN - SOUTHWEST
SCALE: 1" = 40'-0"



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F.303.561.3339

FOR AND ON BEHALF OF
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1	Response to city comments	6/10/15	
	Description of Revisions		
Designed By: C-STRAWN		Checked By: C-STRAWN	

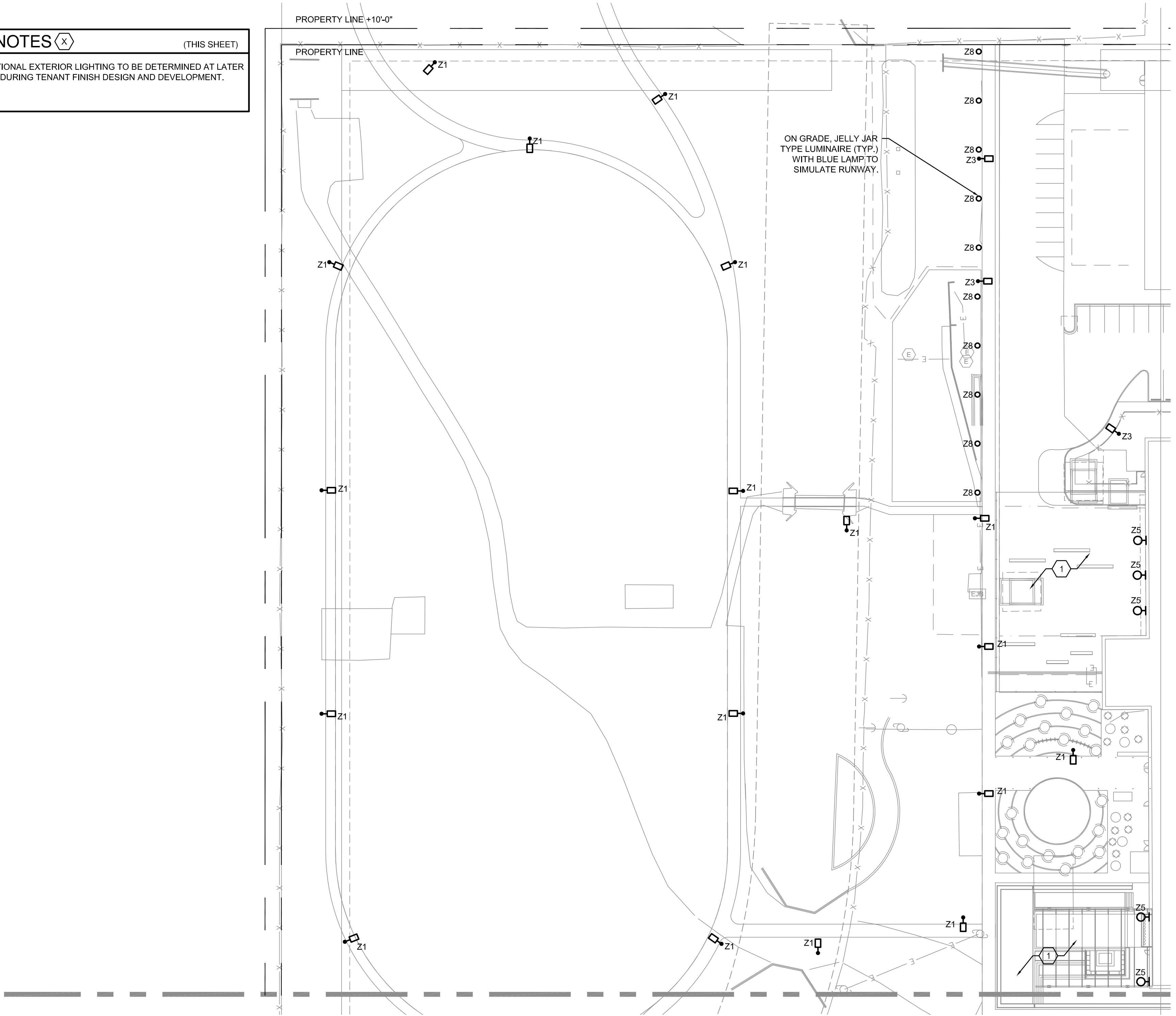
STANLEY MARKETPLACE
SITE PLAN

Date: 12/19/2014
Job No.: 14056

E.01

KEY NOTES (THIS SHEET)

1. ADDITIONAL EXTERIOR LIGHTING TO BE DETERMINED AT LATER DATE DURING TENANT FINISH DESIGN AND DEVELOPMENT.



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No.	Description of Revisions	Date	By
1	Response to city comments	6/10/15	PMP

Designed By: C-STRAWN Checked By: C-STRAWN

STANLEY MARKETPLACE
SITE PLAN

Date: 12/19/2014
Job No.: 14056

E.02



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1	Response to city comments	6/10/15	PMP
Designed By: C-STRAWN			Checked By: C-STRAWN

STANLEY MARKETPLACE
SITE PLAN

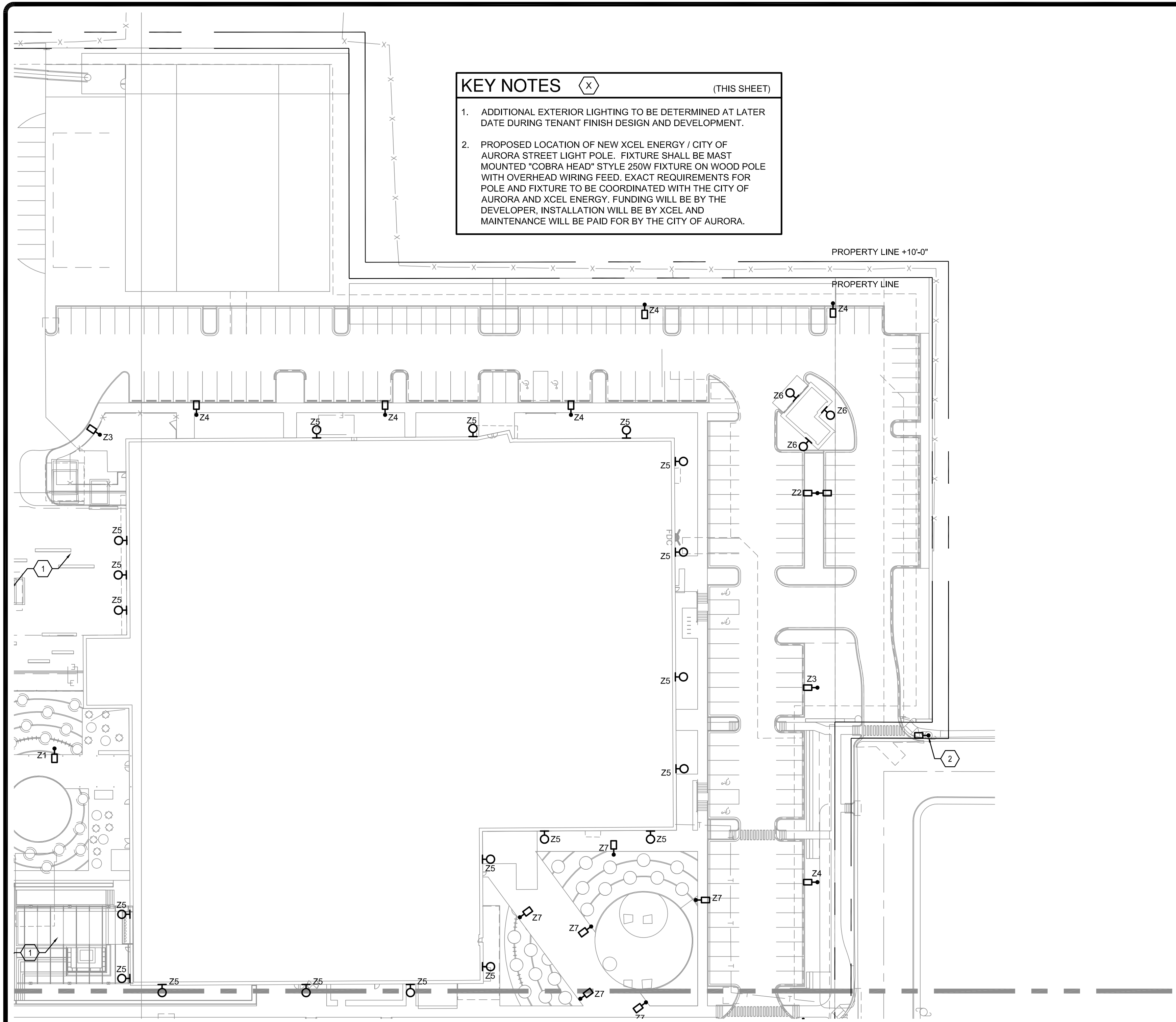
Date: 12/19/2014
Job No.: 14056

E.03

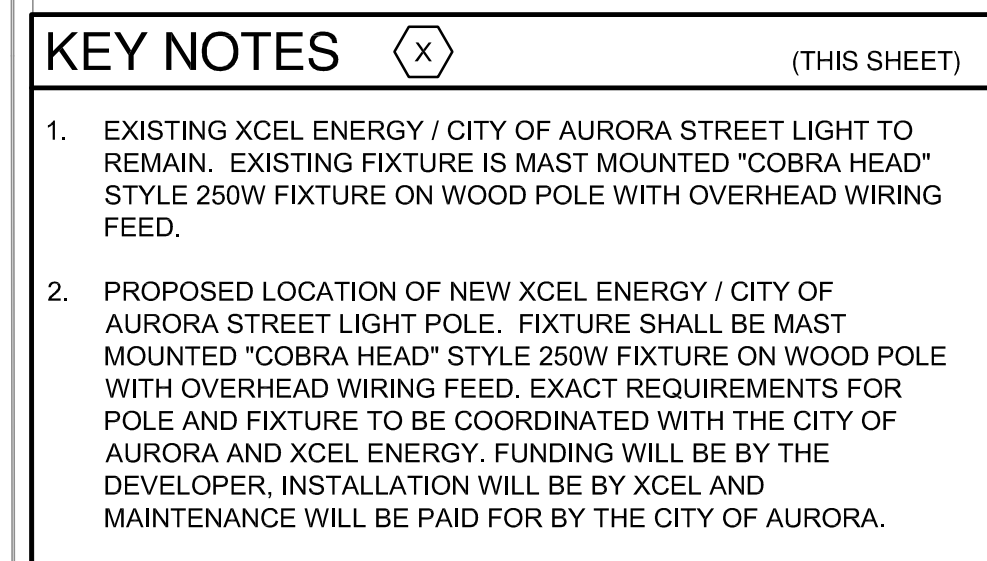
- KEY NOTES (THIS SHEET)
1.

ADDITIONAL EXTERIOR LIGHTING TO BE DETERMINED AT LATER DATE DURING TENANT FINISH DESIGN AND DEVELOPMENT.
2.

PROPOSED LOCATION OF NEW XCEL ENERGY / CITY OF AURORA STREET LIGHT POLE. FIXTURE SHALL BE MAST MOUNTED "COBRA HEAD" STYLE 250W FIXTURE ON WOOD POLE WITH OVERHEAD WIRING FEED. EXACT REQUIREMENTS FOR POLE AND FIXTURE TO BE COORDINATED WITH THE CITY OF AURORA AND XCEL ENERGY. FUNDING WILL BE BY THE DEVELOPER, INSTALLATION WILL BE BY XCEL AND MAINTENANCE WILL BE PAID FOR BY THE CITY OF AURORA.



1 PARTIAL SITE LIGHTING PLAN - NORTHEAST
SCALE: 1" = 40'-0"



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MEMBER COMMENTS			
No.	Description of Revisions	Date	By
1	Response to city comments	6/10/15	PMP

Designed By: C STEPAWIN | Checked By: C STEPAWIN

STANLEY MARKETPLACE SITE PLAN

Date: 12/19/2014

Job No.: 14056

E.04

1 PARTIAL SITE LIGHTING PLAN - SOUTHEAST



TYPE	DESCRIPTION	MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMPS (QTY) TYPE	INPUT VA	VOLTAGE	AREA SERVED	NOTES
Z1	SINGLE HEAD PEDESTRIAN POLE MOUNTED LUMINAIRE. 16 FOOT TALL SQUARE STEEL POLE. POLE MOUNTED TO FLUSH CONCRETE BASE WITH BOLT COVER AT BASE.	LITHONIA	DSX1-LED-30C-700--40K-T3M-MVOLT-SPA-(TBD) SSS-16-4C	6,724 LUMEN, 4000K LED, 97 LUMEN/WATT	68	277	PARK PATHWAYS	1
Z2	DOUBLE HEAD PARKING LOT POLE MOUNTED LUMINAIRE. 30 FOOT TALL SQUARE STEEL POLE WITH DUAL 6FT LONG MAST ARMS AT 180 DEG. POLE MOUNTED TO FLUSH CONCRETE BASE WITH BOLT COVER AT BASE.	LITHONIA	DSX2-LED-100C-700-40K-T3M-MVOLT-SPA-(TBD) SSS-30-5C	21,039 LUMEN, 4000K LED, 97 LUMEN/WATT	436	277	PARKING LOT	1
Z3	SINGLE HEAD PARKING LOT POLE MOUNTED LUMINAIRE. 30 FOOT TALL SQUARE STEEL POLE WITH 6FT LONG MAST ARM. POLE MOUNTED TO FLUSH CONCRETE BASE WITH BOLT COVER AT BASE.	LITHONIA	DSX2-LED-100C-700-40K-T4M-MVOLT-SPA-(TBD) SSS-30-5C	21,039 LUMEN, 4000K LED, 97 LUMEN/WATT	218	277	PARKING LOT	1
Z4	SINGLE HEAD PARKING LOT POLE MOUNTED LUMINAIRE. 30 FOOT TALL SQUARE STEEL POLE. POLE MOUNTED TO FLUSH CONCRETE BASE WITH BOLT COVER AT BASE.	LITHONIA	DSX2-LED-100C-700-40K-T3M-MVOLT-SPA-(TBD) SSS-30-5C	21,326 LUMEN, 4000K LED, 98 LUMEN/WATT	218	277	PARKING LOT	1
Z5	WALL MOUNTED LUMINAIRE WITH WALL MOUNT ARM. MOUNTED AT 17'-0" A.F.F.	LITHONIA	TDD LED-2-50K-120-PER-OMA	3320 LUMEN, 5000K, LED, 90 LUMEN/WATT	37	120	BUILDING WALL EGRESS LIGHT	1
Z6	WALL MOUNTED LUMINAIRE. MOUNTED AT 8'-6" A.F.F.	LITHONIA	WST LED2-10A700/40K-SR3-MVOLT	4028 LUMEN, 4000K, LED, 86 LUMEN/WATT	47	277	BUILDING WALL EGRESS LIGHT	1
Z7	SINGLE HEAD PEDESTRIAN POLE MOUNTED LUMINAIRE. 14 FOOT TALL SQUARE STEEL POLE. POLE MOUNTED TO FLUSH CONCRETE BASE WITH BOLT COVER AT BASE.	LITHONIA	DSX0-LED-20C-530-40K-T3M-MVOLT-RPA-(TBD) SSS-14-4C	3,715 LUMEN, 4000K LED, 97 LUMEN/WATT	35	277	ENTRY PLAZA	1
Z8	SURFACE MOUNTED JELLY JAR TYPE LUMINAIRE	PACE	AGSM-6000-S-PLC26-277-(TBD)	26W BLUE CFL	26	277	JETWAY	1

SCHEDULED NOTES:

1. FINISH TO BE DETERMINED.

1. ALL LUMINAIRES ARE FULL CUTOFF TYPE WITH WHITE LED SOURCES.
2. ILLUMINATION LEVELS AT DRIVE ENTRANCES INTO PARKING AREA AT AT SOME POINTS ALONG PARKING WHERE SETBACKS ARE MINIMAL ARE IN EXCESS OF THE 0.5FC MAXIMUM AT 10FT FROM THE PROPERTY LINE. DESIGN TEAM ASKS FOR A VARIANCE AT THESE AREAS FOR THE FOLLOWING REASONS:
 - 2.1. ILLUMINATION LEVELS AT DRIVEWAY ENTRY POINTS TO SITE ARE HIGHER THAN 0.5FC FOR PEDESTRIAN / VEHICLE SAFETY.
 - 2.2. DUE TO SOME POINTS ALONG THE PARKING BOUNDARY THAT ARE VERY CLOSE TO THE CURB LINE THE ILLUMINATION LEVELS AT THE BOUNDARY LINE ARE IN EXCESS OF ALLOWED LEVELS. THE DESIGN TEAM'S INTENT WAS TO KEEP ALL POLES THE SAME HEIGHT AND TO MEET THE 2.0FC AVERAGE MINIMUM REQUIRED BY THE CITY'S DESIGN CRITERIA. CORRECTING THE ILLUMINATION SPILL AT THE PROPERTY LINE WILL REQUIRE UNIFORMITY RATIOS IN EXCESS OF RECOMMENDED BY IESNA STANDARDS, LOWER OVERALL PARKING LOT LIGHTING AVERAGE, AND POLES THAT ARE SHORTER ALONG LOT LINES.
3. ALL EXTERIOR LIGHTING THAT IS WIRED TO STANLEY MARKETPLACE POWER WILL BE CONNECTED VIA LIGHTING CONTROL PANELS AND WILL BE PROGRAMMED TO TURN OFF ON HOUR AFTER CLOSE OF BUSINESS.
4. THE SOLAR POWER PEDESTRIAN LIGHTING ALONG THE PARK PATHS HAS INTERNAL PHOTOCCELL & TIME CONTROLLER THAT TURNS FIXTURES ON AT DUSK, OFF 5 HOURS AFTER DUSK AND TURNS BACK ON 1 HOUR BEFORE DAWN, REMAINING ON UNTIL DAWN.

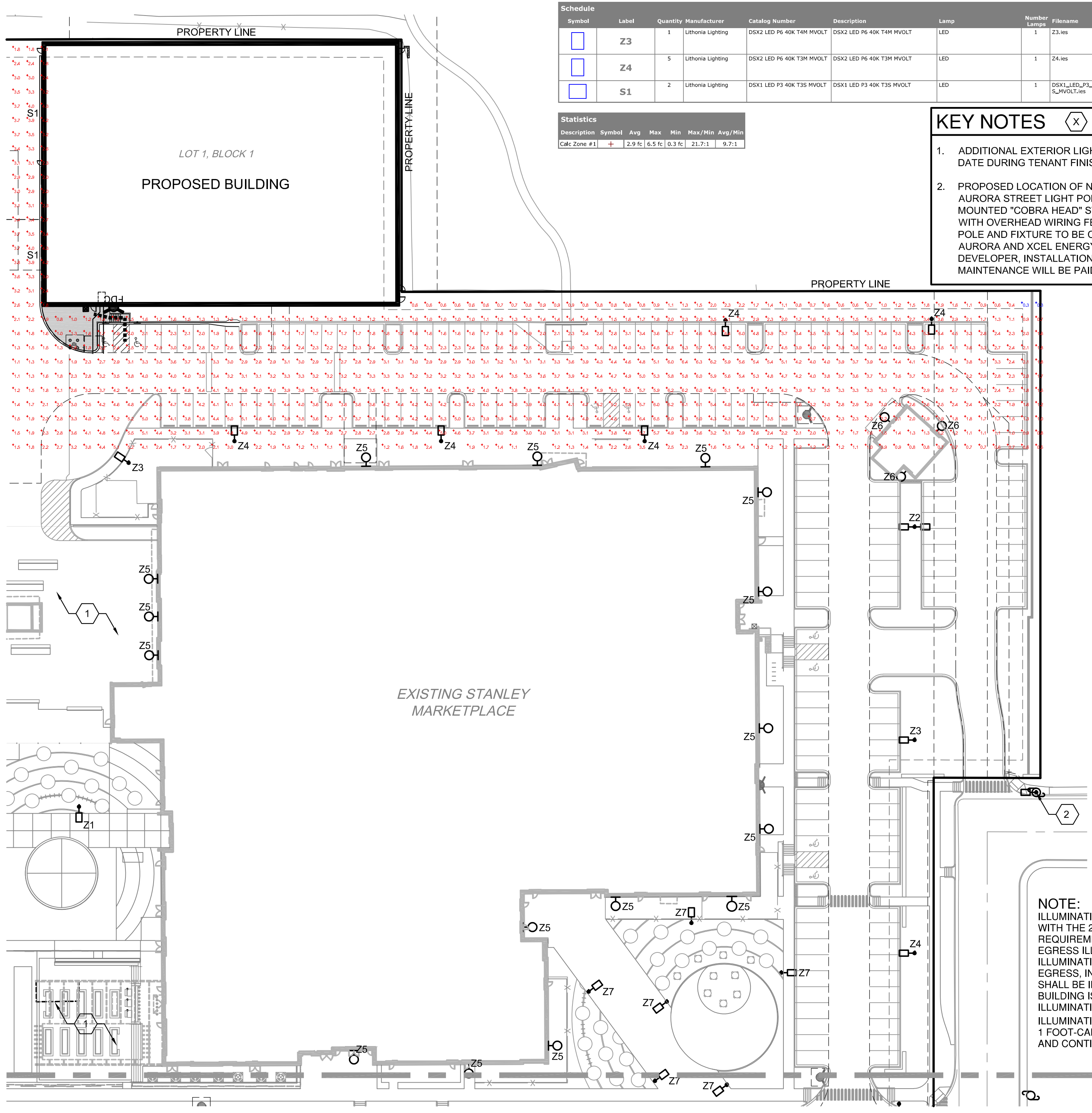
Calc Pts				
Entry_Plaza				
Illuminance (Fc)				
Average=1.94	Maximum=6.8	Minimum=0.4	Avg/Min=4.85	Max/Min=17.00
Parking				
Illuminance (Fc)				
Average=1.90	Maximum=9.4	Minimum=0.2	Avg/Min=9.50	Max/Min=47.00
Pathway_1				
Illuminance (Fc)				
Average=0.57	Maximum=1.3	Minimum=0.0	Avg/Min=N.A.	Max/Min=N.A.
Pathway_2				
Illuminance (Fc)				
Average=1.47	Maximum=2.9	Minimum=0.5	Avg/Min=2.94	Max/Min=5.80
Pathway_3				
Illuminance (Fc)				
Average=0.73	Maximum=1.3	Minimum=0.4	Avg/Min=1.83	Max/Min=3.25
Pathway_4				
Illuminance (Fc)				
Average=0.94	Maximum=2.1	Minimum=0.3	Avg/Min=3.13	Max/Min=7.00
Pathway_5				
Illuminance (Fc)				
Average=2.17	Maximum=3.1	Minimum=0.9	Avg/Min=2.41	Max/Min=3.44
Pathway_6				
Illuminance (Fc)				
Average=0.64	Maximum=1.1	Minimum=0.2	Avg/Min=3.20	Max/Min=5.50
Pathway_7				
Illuminance (Fc)				
Average=2.05	Maximum=5.4	Minimum=0.7	Avg/Min=2.93	Max/Min=7.71
Property Line +10ft				
Illuminance (Fc)				
Average=0.23	Maximum=1.3	Minimum=0.0	Avg/Min=N.A.	Max/Min=N.A.






FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

[illegible]

E.05



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	Z3	1	Lithonia Lighting	DSX2 LED P6 40K T4M MVOLT	DSX2 LED P6 40K T4M MVOLT	LED	1	Z3.ies	39925.22	0.8	343
	Z4	5	Lithonia Lighting	DSX2 LED P6 40K T3M MVOLT	DSX2 LED P6 40K T3M MVOLT	LED	1	Z4.ies	39620.53	0.8	343
	S1	2	Lithonia Lighting	DSX1 LED P3 40K T3S MVOLT	DSX1 LED P3 40K T3S MVOLT	LED	1	DSX1_LED_P3_40K_T3S_MVOLT.ies	12581.77	1	102

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.9 fc	6.5 fc	0.3 fc	21.7:1	9.7:1

KEY NOTES (THIS SHEET)

1.

ADDITIONAL EXTERIOR LIGHTING TO BE DETERMINED AT LATER DATE DURING TENANT FINISH DESIGN AND DEVELOPMENT.

2.

PROPOSED LOCATION OF NEW XCEL ENERGY / CITY OF AURORA STREET LIGHT POLE. FIXTURE SHALL BE MAST MOUNTED "COBRA HEAD" STYLE 250W FIXTURE ON WOOD POLE WITH OVERHEAD WIRING FEED. EXACT REQUIREMENTS FOR POLE AND FIXTURE TO BE COORDINATED WITH THE CITY OF AURORA AND XCEL ENERGY. FUNDING WILL BE BY THE DEVELOPER, INSTALLATION WILL BE BY XCEL AND MAINTENANCE WILL BE PAID FOR BY THE CITY OF AURORA.

LEGEND:

PROPERTY LINE

ACCESSIBLE ROUTE

1

PARTIAL SITE LIGHTING PLAN - NORTHEAST

SCALE: 1" = 40'-0"



NOTE:
ILLUMINATION WITHIN IN 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'.

STANLEY MARKETPLACE

SITE PLAN

PARTIAL SITE LIGHTING PLAN

GOTHAM GREENS

Date: 04/20/2015

Job No.: 14056

E.06

WM

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CIVIL ENGINEERING & SURVEYING

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DENVER, CO 80209

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F.303.561.3339

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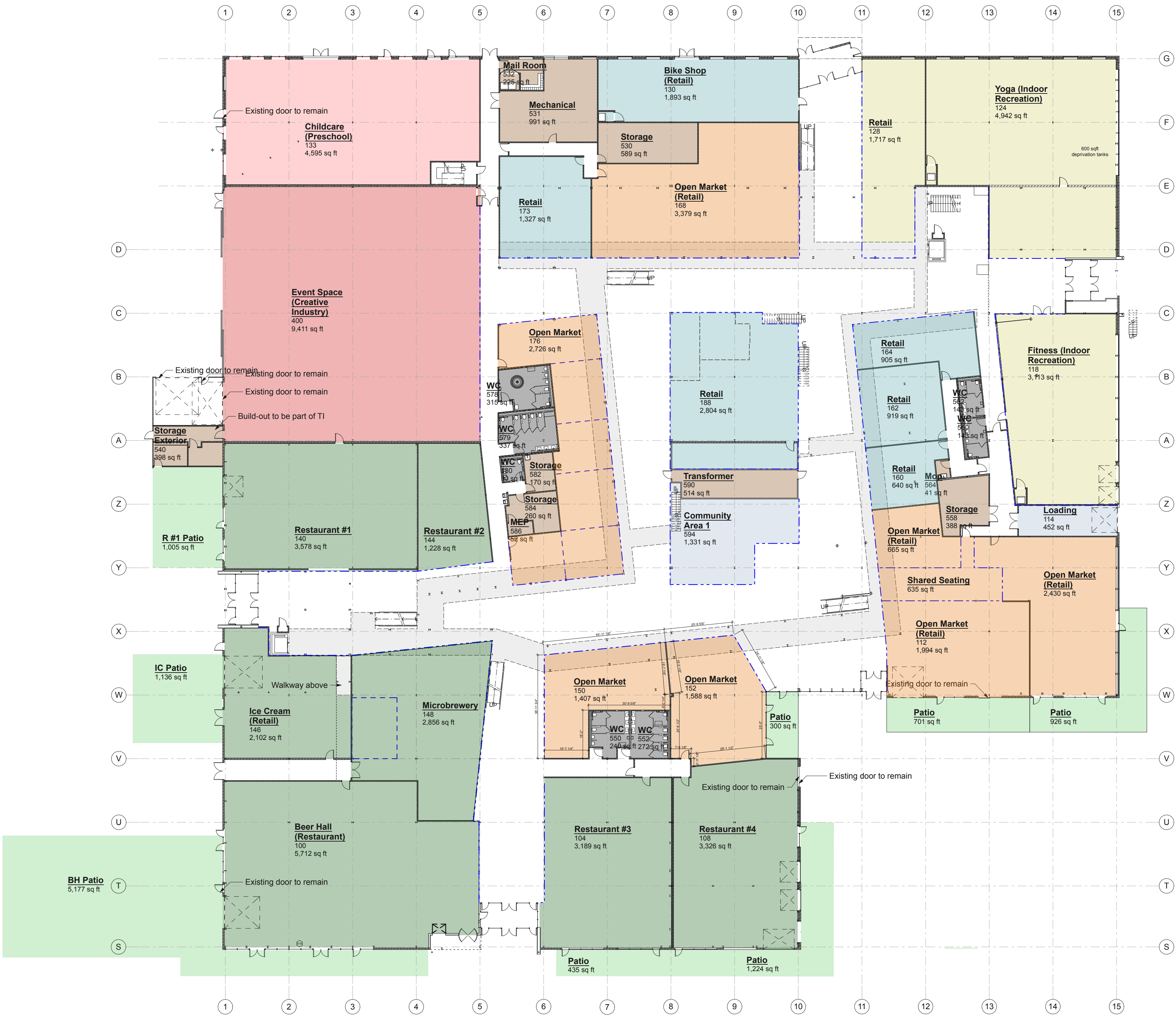
CALL UTILITY NOTIFICATION CENTER
OF COLORADO

811

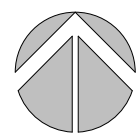
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

13	RESPONSE TO COMMENTS	01/09/19	ANM
12	RESPONSE TO COMMENTS	12/20/18	ANM
11	RESPONSE TO COMMENTS	10/19/18	ANM
10	MINOR AMENDMENT - GOTHAM	07/27/18	ANM
9	RESPONSE TO CITY COMMENTS	08/22/17	JGD
8	SITE PLAN AMENDMENT NO. 2	06/23/17	JGD
7	RESPONSE TO COMMENTS	02/27/17	JGD
6	SITE PLAN AMENDMENT NO. 1	11/10/16	JGD
No.	Description of Revisions	Date	By
Designed By: C-STRAWN		Checked By: C-STRAWN	

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1 1st Floor Key Plan
NOT TO SCALE



Total Building Square Footage: 146,500 sq ft

WORKSHOP8

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BOULDER CO 80302
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No.	Description of Revisions	Checked By:	Date	By
1	RESPONSE TO CITY COMMENTS	C. STRAWN	6/10/15	

STANLEY MARKETPLACE
SITE PLAN

Date: 06/10/2015
Job No.: 14056

A.1

Plotted On:
1st Floor Key Plan

BENCHMARK:

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1	RESPONSE TO CITY COMMENTS	6/10/15
No.	Description of Revisions	Date
Designed By: C-STRAWN		Checked By: C-STRAWN

STANLEY MARKETPLACE

SITE PLAN

Date: 06/10/2015

Job No.: 14056

A.2

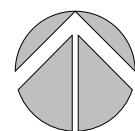
Plotted On:
2nd Floor Key Plan



1

Second Floor Key Plan

NOT TO SCALE



Total Building Square Footage: 146,500 sq ft

100

1

SCALE: 1:0.70

1. Text/logos on red stripe and door glass are to be colored grey to match building.
2. Text/logos on doors are to be centered.
3. Text on red stripe/awnings are to be 1'-0" in height.
4. All text to be sans-serif.
5. Refer to signage design criteria guidelines for all other specifications.
6. All tenant signage to be reviewed by Stanley Architectural Design Committee.
7. Core and shell build out does not include awnings. Awnings requested by tenants are to be submitted with tenant improvement plans and must be approved by Stanley Architectural Design Committee.

4

2

SCALE: 1:1.67

4)

3

SCALE: 1:1.67

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BENCHMARK:

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1	RESPONSE TO CITY COMMENTS	6/10/15
No.	Description of Revisions	Date
Designed By: C-STRAWN		Checked By: C-STRAWN

STANLEY MARKETPLACE

SITE PLAN

Job No.: 14056

A.3

Plotted On:
Creative Sign Program



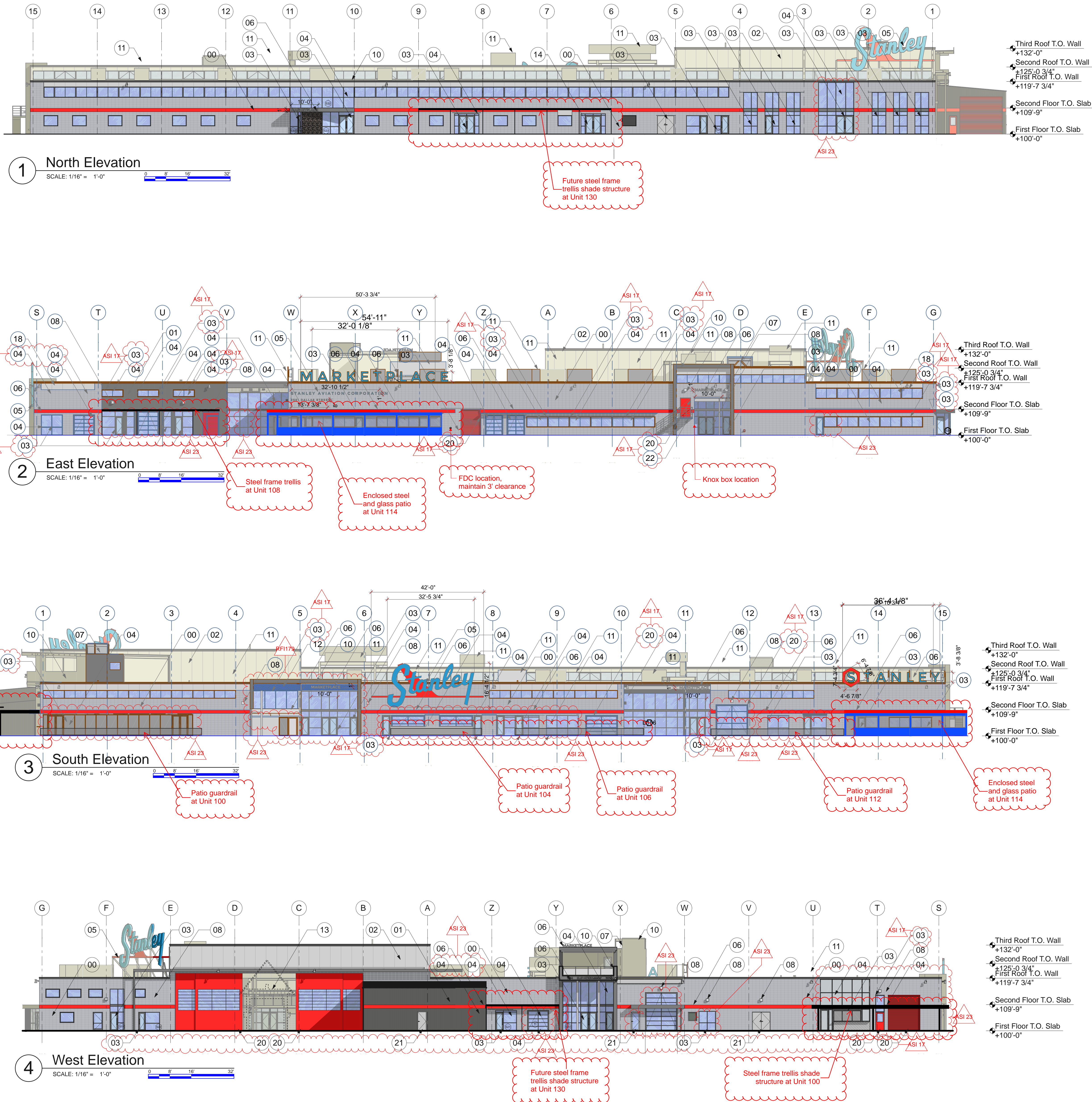
Stanley Marketplace
Flight Line
2501 Dallas
Aurora Colorado 80010

Revisions		
12 Aug 2015	ASI #001	Permit response 1
Oct 30 2015		Changes from permit
Aug 2015		Permit response 2
Nov 13 2015	ASI #001	
Dec 01 2015	ASI #002	
Dec 08 2015	ASI #006	
Dec 16 2015	RFI#48	
Dec 16 2015	ASI #004	
Jan 15 2016	ASI #011	
Jan 29 2016	ASI #015	
Feb 17 2016	ASI #013	
Mar 01 2016	ASI #016	
Mar 08 2016	ASI #014	
Mar 23 2016	ASI #020	
Mar 30 2016	ASI #018	
Apr 14 2016	RFI107	
May 9 2016	ASI #021	
May 13 2016	ASI #022	
June 08 2016	ASI #017	
June 23 2016	ASI #023	
July 7 2016	ASI #027	
July 15 2016	RFI #179	
July 25 2016	RFI #202	
July 25 2016	ASI #29	
July 28 2016	ASI #30	
July 28 2016	ASI #31	
August 09 2016	ASI #35	
August 19 2016	ASI #40	
August 22 2016	ASI #37	
September 27 2016	ASI #48	
Date:	Item	
- 12 June 2015	Permit Set	
- 9 February 2015	DD Set	
- Nov 5th 2015	for Construction	

A4.1

Plotted On: 11/11/16

Elevations



All enclosures and guard rails require a building permit from Building Department prior to construction.



----- New tenant signage to be less than 80 sq ft. Must be approved by Stanley Architectural Design Committee.

1. Replace existing windows as needed with low E, high efficiency windows. Unless noted otherwise, coordinate with contractor
2. Coordinate all elevation openings at the beer hall (south west side of building) with BOSS architecture.
3. All new exterior building signage to comply with the approved Creative Sign Program
4. Any location where additional CMU was removed above and beyond the required openings, new CMU wall will need to be constructed to match the existing bond pattern, CMU size. This wall will need to be constructed as a structural wall, with rebar doweled into the existing grade beam and cells grouted unless noted otherwise
5. Any existing mechanical openings not used should be closed off. Coordinate each opening with the GC for the appropriate solution.

Third Roof T.O. Wall
+132'-0"

Second Roof T.O. Wall
+125'-0 3/4"

First Roof T.O. Wall
+119'-7 3/4"

Second Floor T.O. Slab
+109'-9"

First Floor T.O. Slab
+100'-0"

No.	Description of Revisions	Date	By
1	RESPONSE TO CITY COMMENTS	6/10/15	

Designed By: C.STRAWN
 Checked By: C.STRAWN

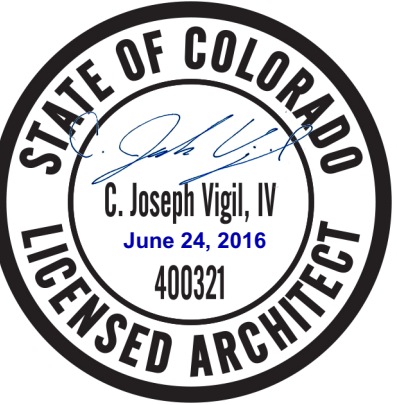
STANLEY MARKETPLACE

SITE PLAN

A.5

Plotted On:

West Elevation



BENCHMARK:

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MEMBER UTILITIES.

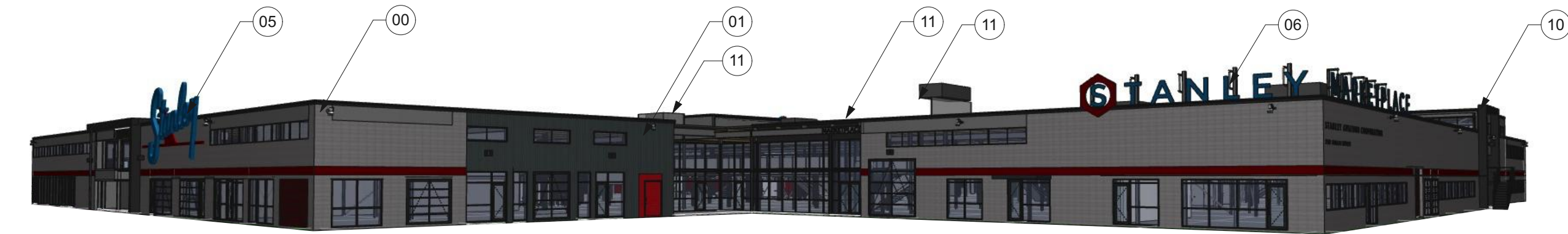
1	RESPONSE TO CITY COMMENTS	6/10/15	By	Date	Description of Revisions	Checked By:
						C-STRAWN

STANLEY MARKETPLACE
SITE PLAN

Date: 06/24/2016
Job No.: 14056
A.6
Plotted On:
South Elevation



1 South-West Generic Perspective
NOT TO SCALE



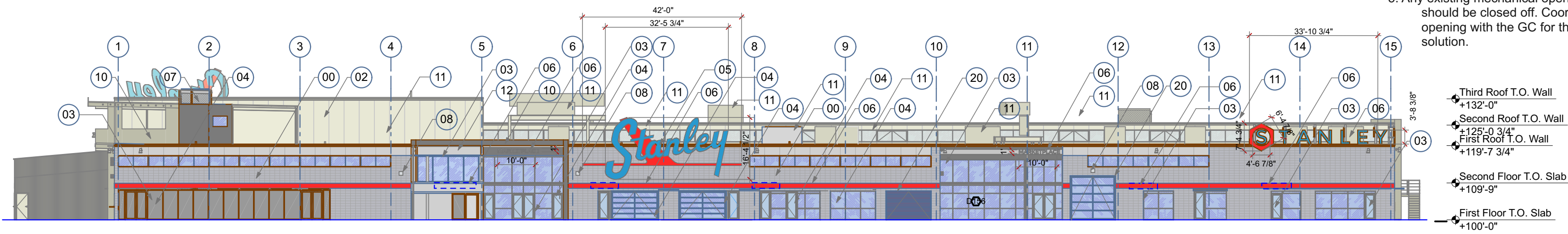
2 South-East Generic Perspective
NOT TO SCALE

Legend

----- New tenant signage to be less than 80 sq ft. Must be approved by Stanley Architectural Design Committee.

- Key Notes**
- 00 Existing CMU facade to be repainted with Sherwin Williams paint to match existing. Gray - SW 7072 Online Red - SW 6608 Rave Red
 - 01 Existing metal clad wall, to be repainted using colors above
 - 02 Existing panel wall, do not disturb, to be repainted using colors above
 - 03 New entry. 2" X 4 1/2" Manko anodized aluminum storefront. Dark bronze. Typical
 - 04 New wall opening
 - 05 Existing creative sign to be restored. Large Stanley signs to be fitted with working neon or flexible LED tubing (north sign relocated)
 - 06 New creative sign
 - 07 New elevator
 - 08 New emergency light
 - 09 Duo-Gard translucent wall panel Color: Clear
 - 10 Alpolic aluminum composite wall panel Color: BGY Grey
 - 11 New RTU. Screened if visible from Aurora street on East and South elevations.
 - 12 Alpolic aluminum composite wall panel Color: Aluminum Grey
 - 13 Proposed location of existing chapel. Refer to civil / landscape plans
 - 14 New mechanical louvre
 - 15 New painted cementitious panel
 - 16 Exterior wall mounted light to be full cut-off. Re-use existing wall mounted fixture and re-lamp with LED.
 - 17 Existing clerestory glass to remain. Repair broken panes as required.
 - 18 New hardie panel, smooth paint gray - SW7072 Online
 - 19 New CMU veneer wall to be painted with Sherwin Williams paint to match existing. Gray - SW 7072 Online Red - SW 6608 Rave Red
 - 20 Paint, SW 6608 Rave Red
 - 21 Paint, SW 7072 Online
 - 22 Paint, To match existing

- General Notes**
- 1. Replace existing windows as needed with low E, high efficiency windows. Unless noted otherwise, coordinate with contractor
 - 2. Coordinate all elevation openings at the beer hall (south west side of building) with BOSS architecture.
 - 3. All new exterior building signage to comply with the approved Creative Sign Program
 - 4. Any location where additional CMU was removed above and beyond the required openings, new CMU wall will need to be constructed to match the existing bond pattern, CMU size. This wall will need to be constructed as a structural wall, with rebar doweled into the existing grade beam and cells grouted unless noted otherwise
 - 5. Any existing mechanical openings not used should be closed off. Coordinate each opening with the GC for the appropriate solution.



3 South Elevation
NOT TO SCALE



NOT TO SCALE

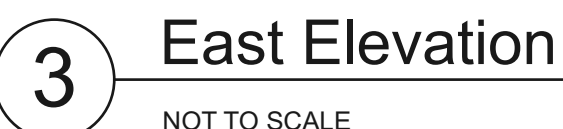


NOT TO SCALE

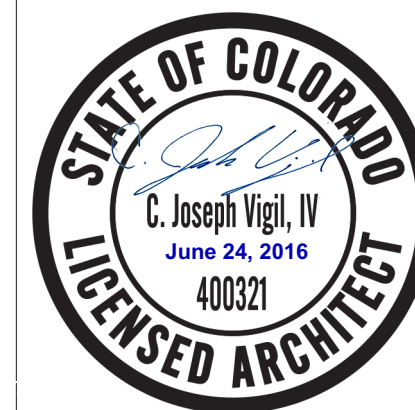
-----) New tenant signage to be less than 80 sq ft. Must be approved by Stanley Architectural Design Committee.

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Gray - SW 7072 Online
Red - SW 6608 Rave Red
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- 09 Duo-Gard translucent wall panel
Color: Clear
- 10 Alpolic aluminum composite wall panel
Color: BGY Grey
- 11 New RTU. Screened if visible from Aurora street on East and South elevations.
- 12 Alpolic aluminum composite wall panel
Color: Aluminum Grey
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Red - SW 6608 Rave Red
- 20 Paint, SW 6608 Rave Red
- 21 Paint, SW 7072 Online
- 22 Paint, To match existing

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5. Any existing mechanical openings not used should be closed off. Coordinate each opening with the GC for the appropriate solution.



NOT TO SCALE



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No.	Description of Revisions	Date	By
1	RESPONSE TO CITY COMMENTS	6/10/15	

Designed By: C-STRAWN Checked By: C-STRAWN

STANLEY MARKETPLACE

SITE PLAN

Date: 06/24/2016

Job No.: 14056

A.7

Plotted On:
East Elevation



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1	RESPONSE TO CITY COMMENTS	6/10/15
No.	Description of Revisions	Date
Designed By: C-STRAWN		Checked By: C-STRAWN

STANLEY MARKETPLACE

SITE PLAN

Date: 06/10/2015

Job No.: 14056

A.8

Plotted On:

Trash Enclosure Elevations

STANLEY MARKETPLACE
SITE PLAN
2493 NORTH DALLAS STREET
AURORA, CO 80010

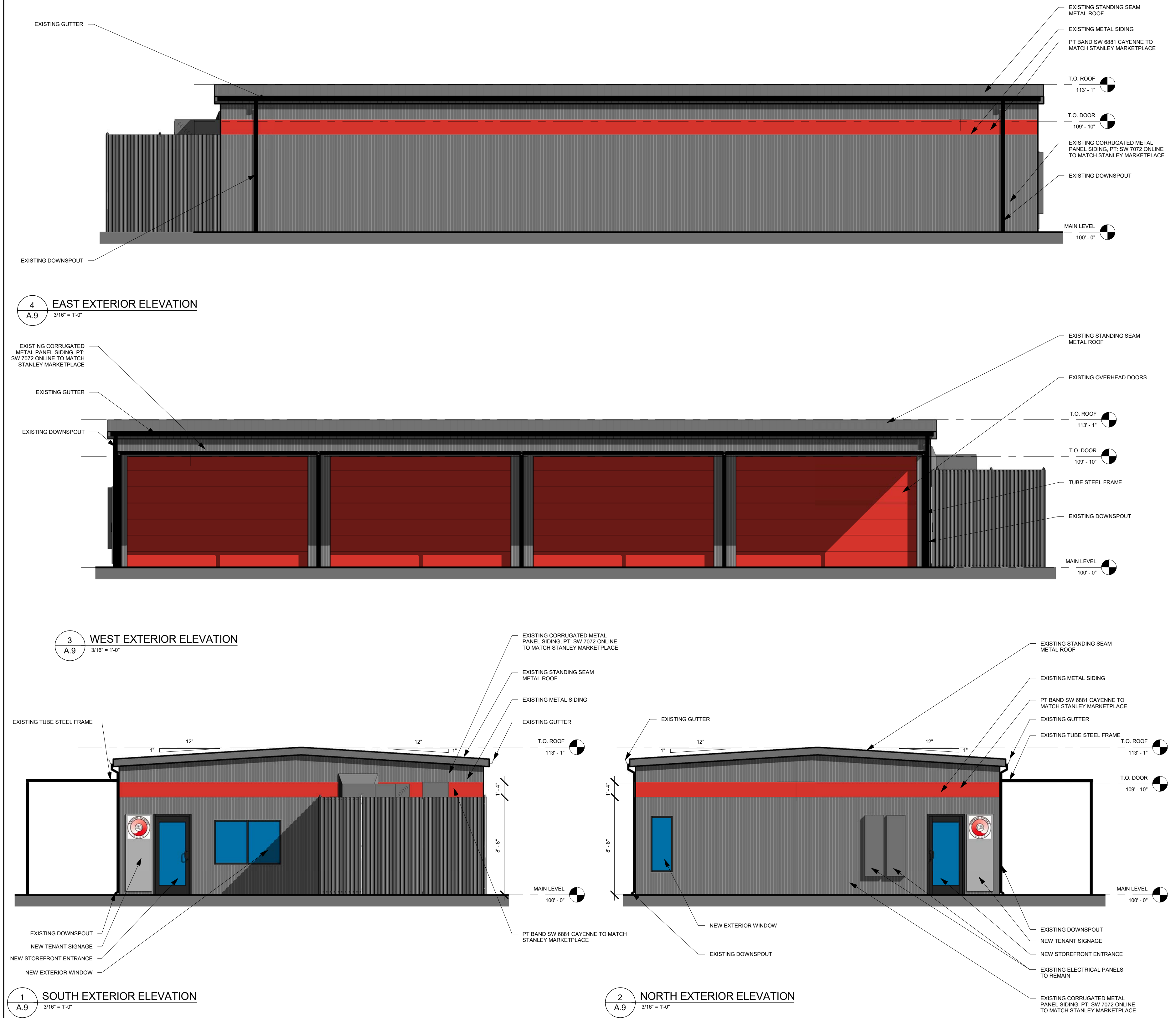
Project Number: 2015.028
Issue: PERMIT SET
Date: 08/23/2017
Drawn By: ZH
Checked By: PLM
Revisions:
No. Date:

Sheet title:
GARAGE ELEVATIONS

A.9

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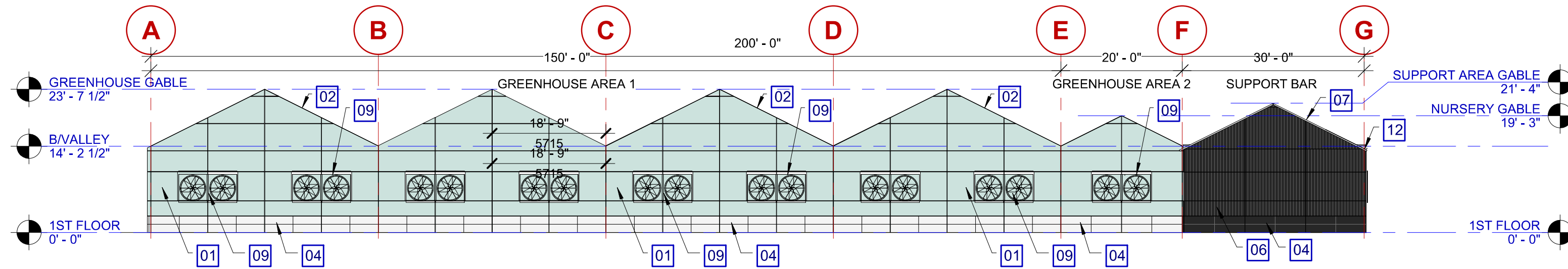
STANLEY MARKETPLACE 2014-6055-00



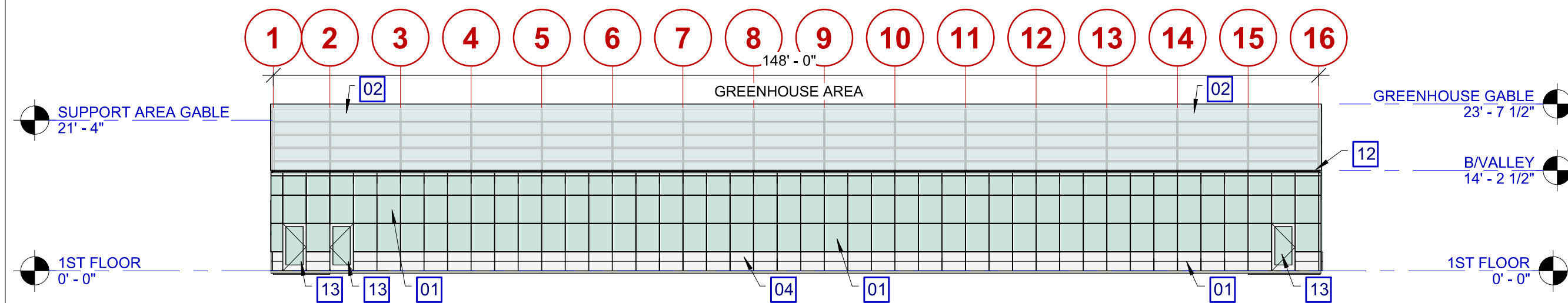


GOTHAM GREENS AURORA
2503 DALLAS STREET

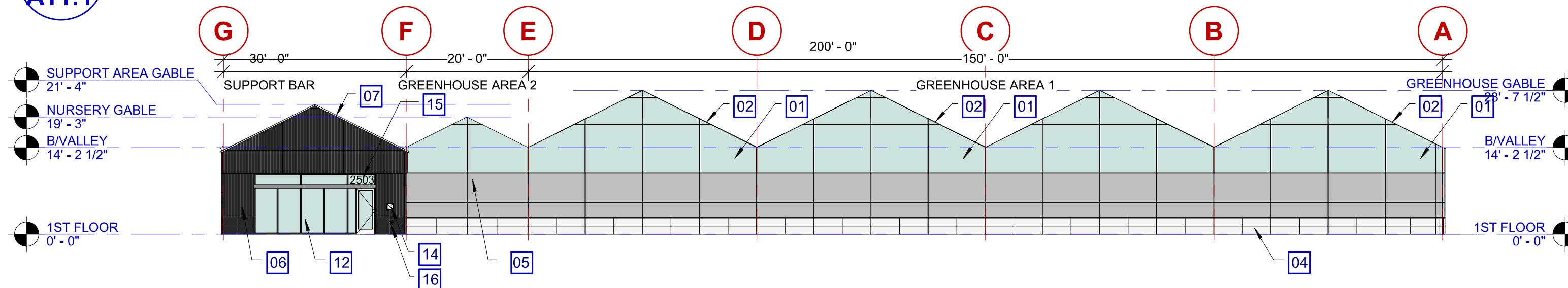
**STANLEY
MARKETPLACE
MINOR AMENDMENT**



1 NORTH ELEVATION
A11.1 1/16" = 1'-0"



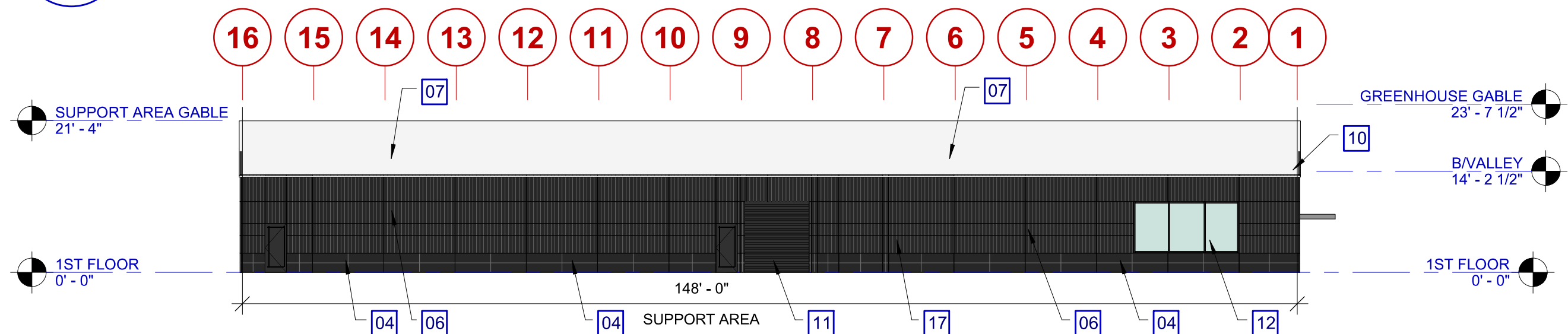
2 EAST ELEVATION
A11.1 1/16" = 1'-0"



3 SOUTH ELEVATION
A11.1 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- 01 TEMPERED GLASS WALL PANELS
- 02 TEMPERED DIFFUSE ROOF
- 03 METAL CANOPY
- 04 METAL PANEL KNEEWALL
- 05 INSECT SCREEN
- 06 INSULATED METAL PANEL WALLS
- 07 METAL PANEL ROOF
- 08 2" X 4" GABLE POSTS
- 09 EXHAUST FANS, CLEAR ANODIZED ALUMINUM
- 10 GUTTER SYSTEM
- 11 OVERHEAD DOOR
- 12 STOREFRONT GLAZING
- 13 MAN DOOR
- 14 KNOX BOX
- 15 8" HIGH STREET ADDRESS NUMBER
- 16 FDC WITH APPROVED KNOX HARDWARE



4 WEST ELEVATION
A11.1 1/16" = 1'-0"

ISSUE DATE

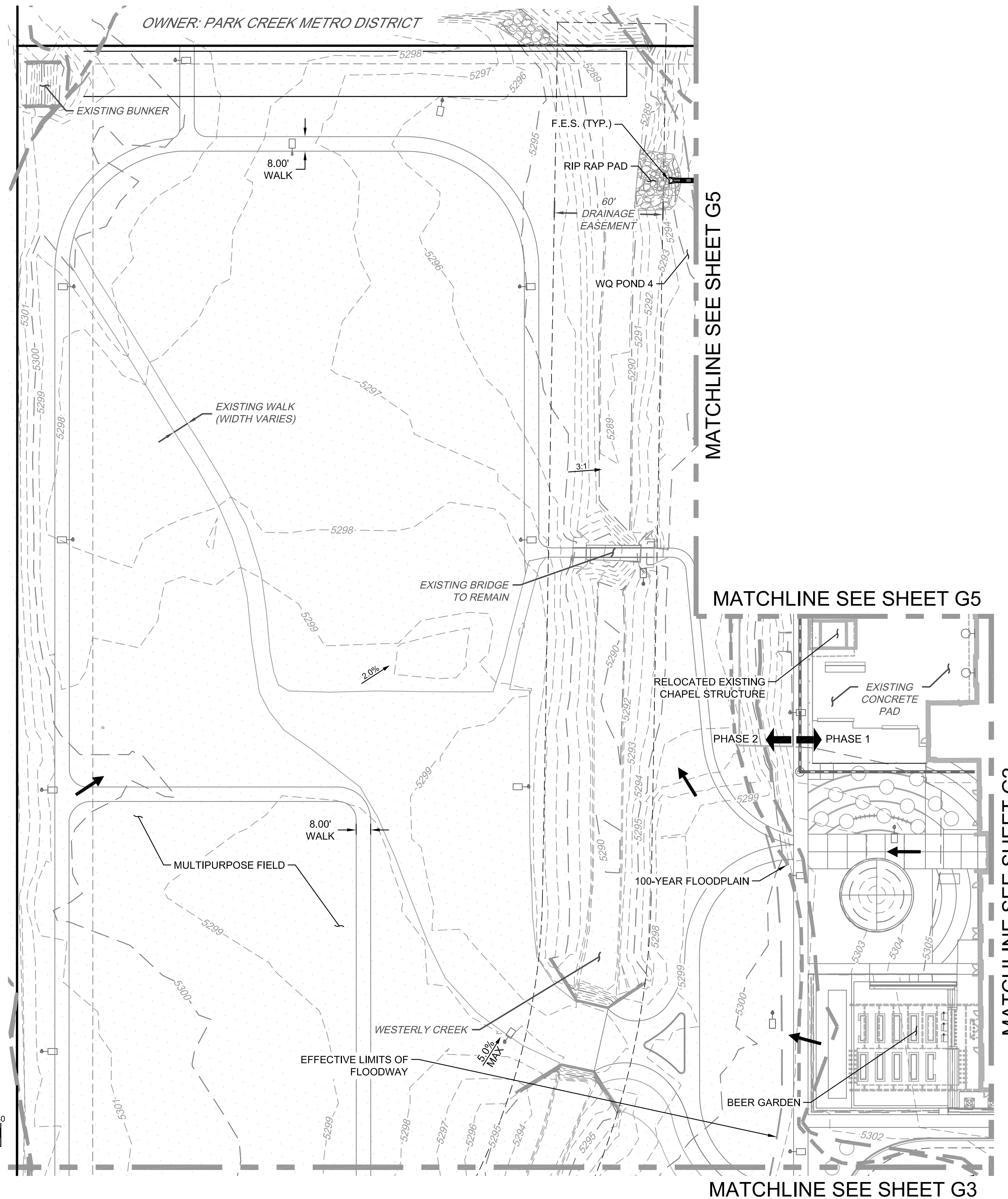
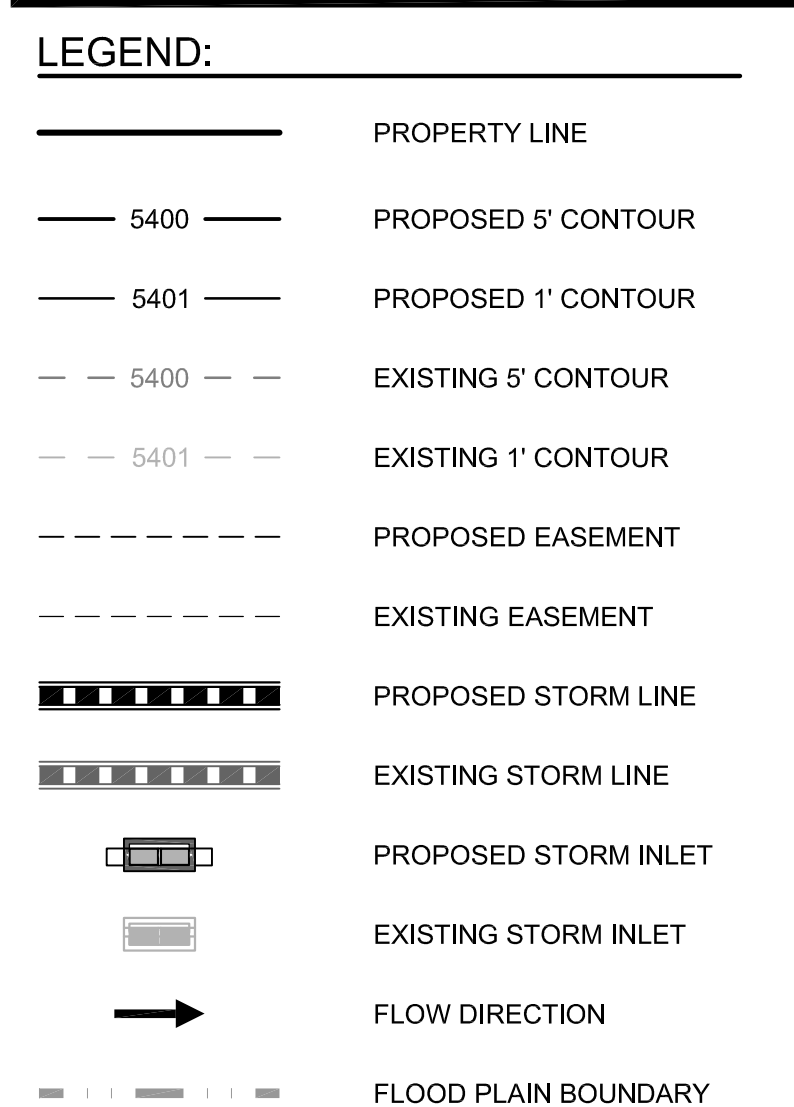
SHEET TITLE
BUILDING ELEVATIONS

DATE
12/10/2018

PROJECT NUMBER
217110

SHEET NUMBER

A.10





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No.	RESPONSE TO COMMENTS	Date	By	Description of Revisions	Designed By: C-STRAWN	Checked By: C-STRAWN
13	RESPONSE TO COMMENTS	01/09/19	ANM			
12	RESPONSE TO COMMENTS	12/20/18	ANM			
11	RESPONSE TO COMMENTS	10/19/18	ANM			
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9	RESPONSE TO CITY COMMENTS	08/22/17	JGD			
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7	RESPONSE TO COMMENTS	02/27/17	JGD			
6	SITE PLAN AMENDMENT NO. 1	11/10/16	JGD			
No.						

STANLEY MARKETPLACE

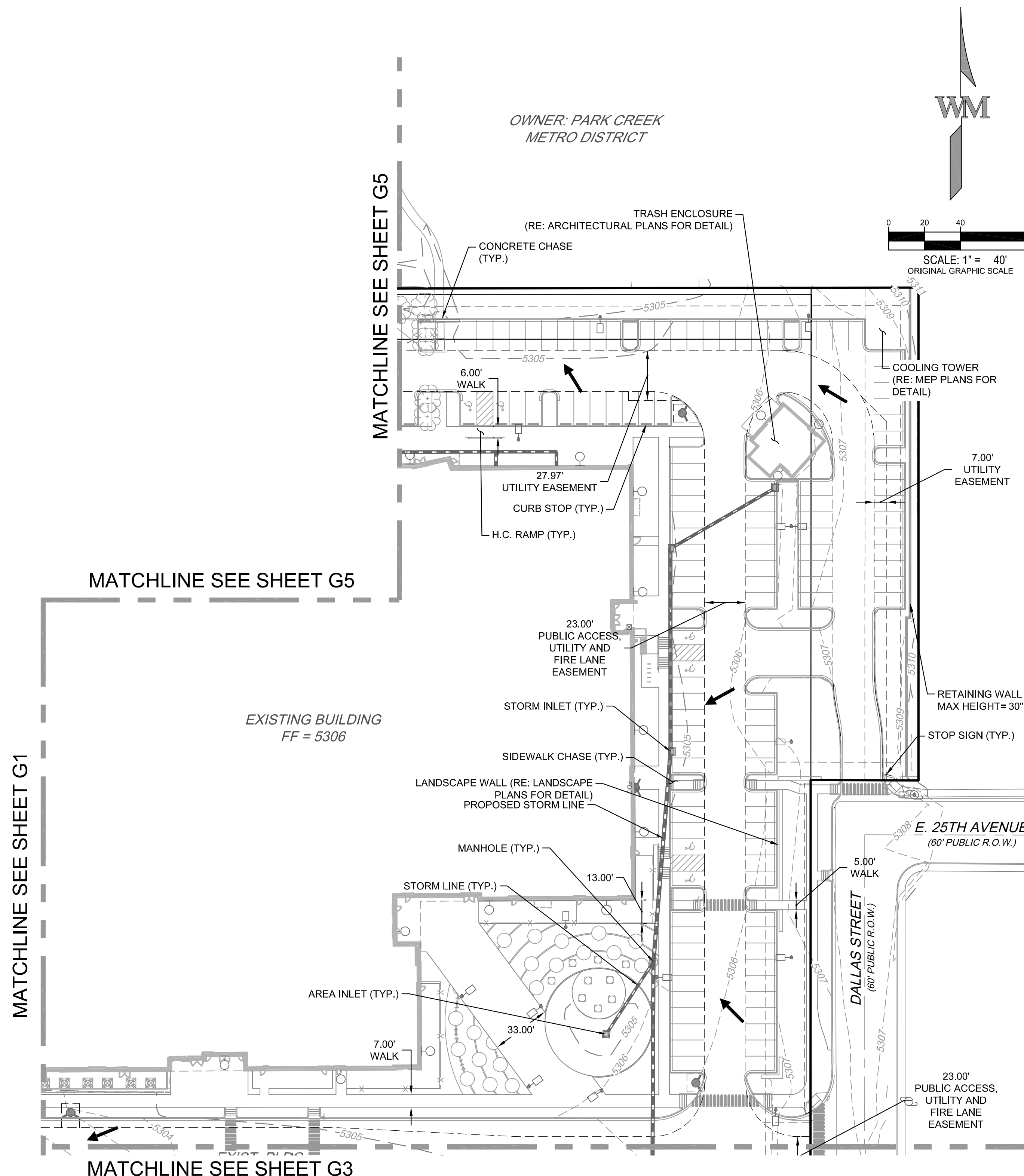
SITE PLAN

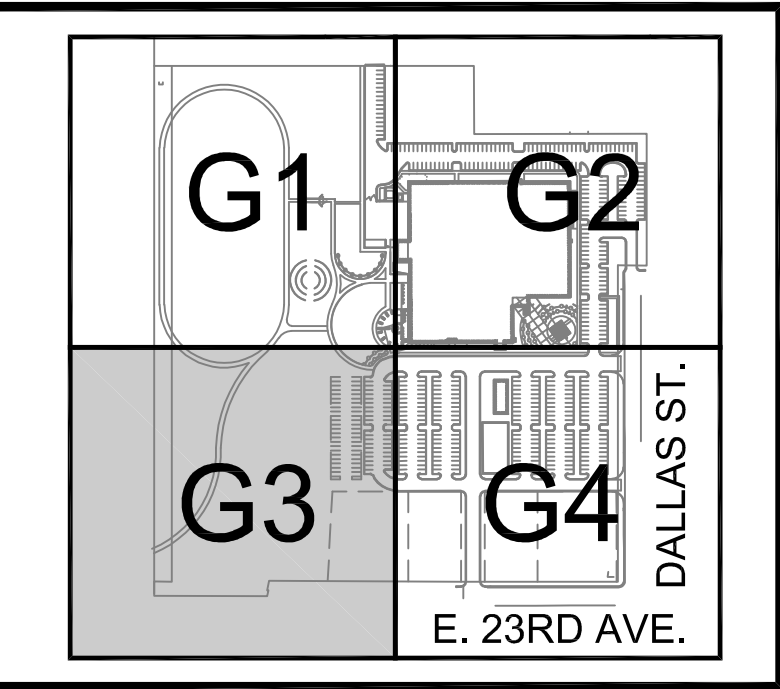
GRADING PLAN

Date: 04/20/2015

Job No.: 14056

G2

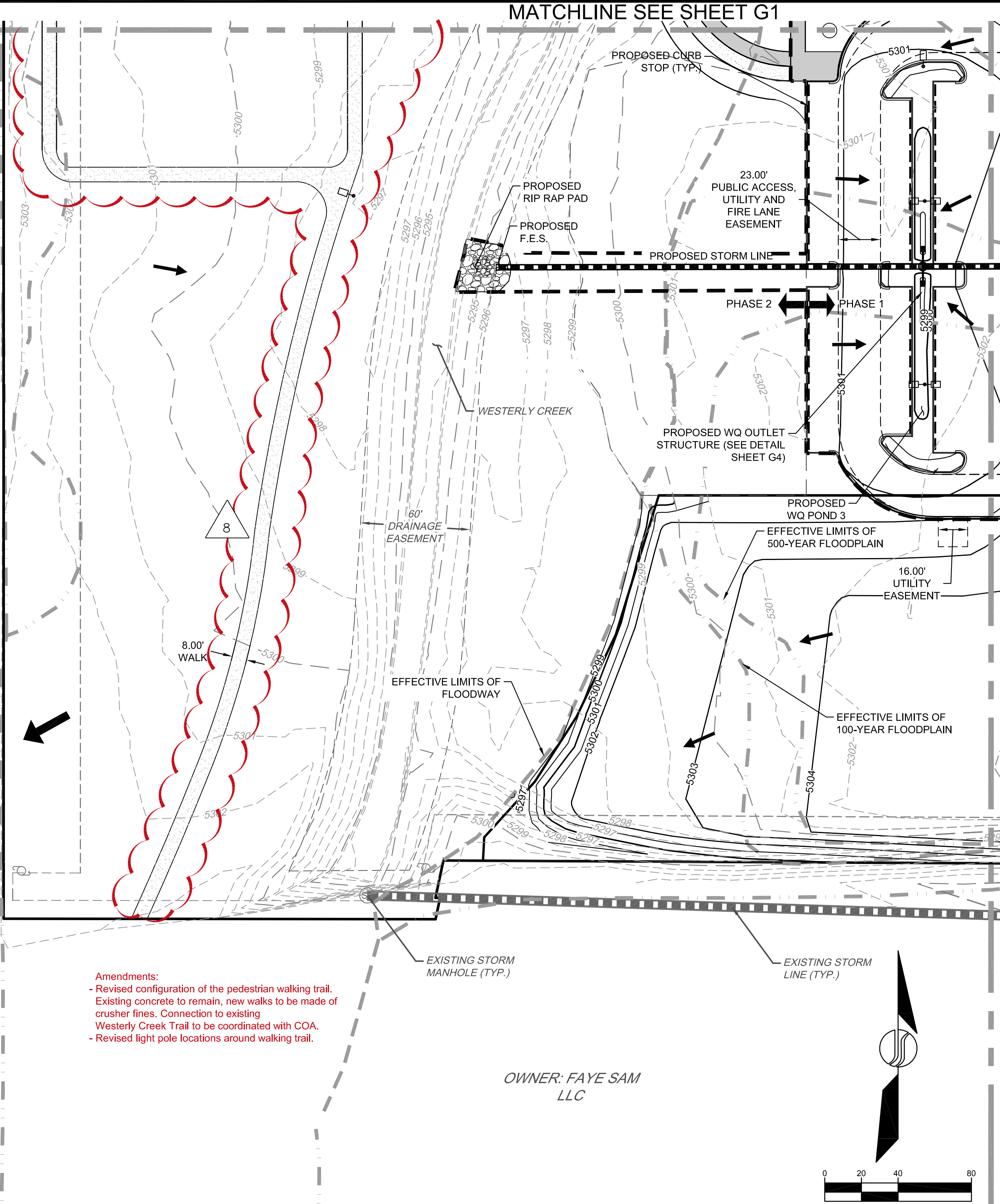




LEGEND:

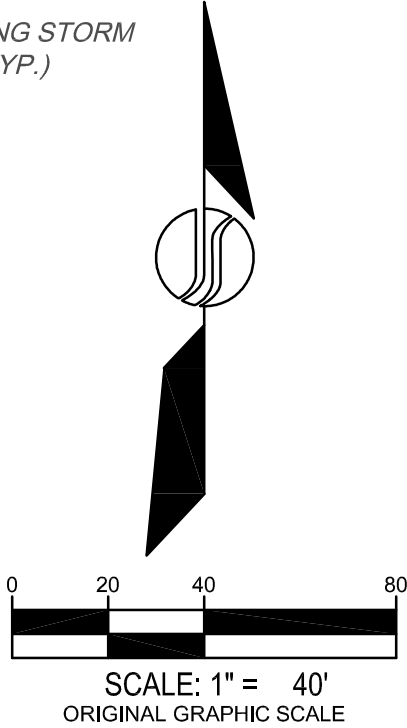
- PROPERTY LINE
- 5400 PROPOSED 5' CONTOUR
- 5401 PROPOSED 1' CONTOUR
- 5400 EXISTING 5' CONTOUR
- 5401 EXISTING 1' CONTOUR
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- FLOOD PLAIN BOUNDARY

OWNER CITY AND
COUNTY OF DENVER
(WITHIN CITY OF
AURORA LIMITS)



Amendments:
- Revised configuration of the pedestrian walking trail.
Existing concrete to remain, new walks to be made of
crusher fines. Connection to existing
Westerly Creek Trail to be coordinated with COA.
- Revised light pole locations around walking trail.

OWNER: FAYE SAM
LLC



MATCHLINE SEE SHEET G4



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

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No.	Description of Revisions	Date	By	Designed By: C-STRAWN Checked By: C-STRAWN	
9	RESPONSE TO CITY COMMENTS	08/22/17	JGD		
8	SITE PLAN AMENDMENT NO. 2	06/23/17	JGD		
7	RESPONSE TO COMMENTS	02/27/17	JGD		
6	SITE PLAN AMENDMENT NO. 1	11/10/16	JGD		

STANLEY MARKETPLACE
SITE PLAN

GRADING PLAN

Date: 04/20/2015
Job No.: 14056

G3



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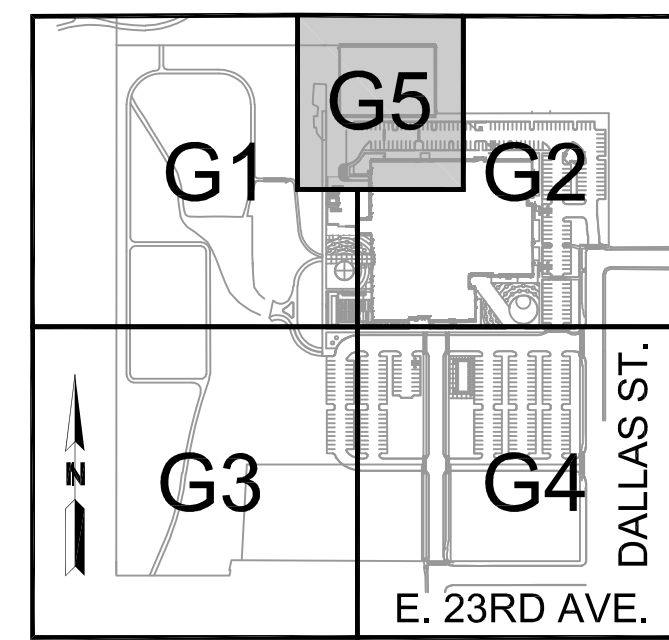
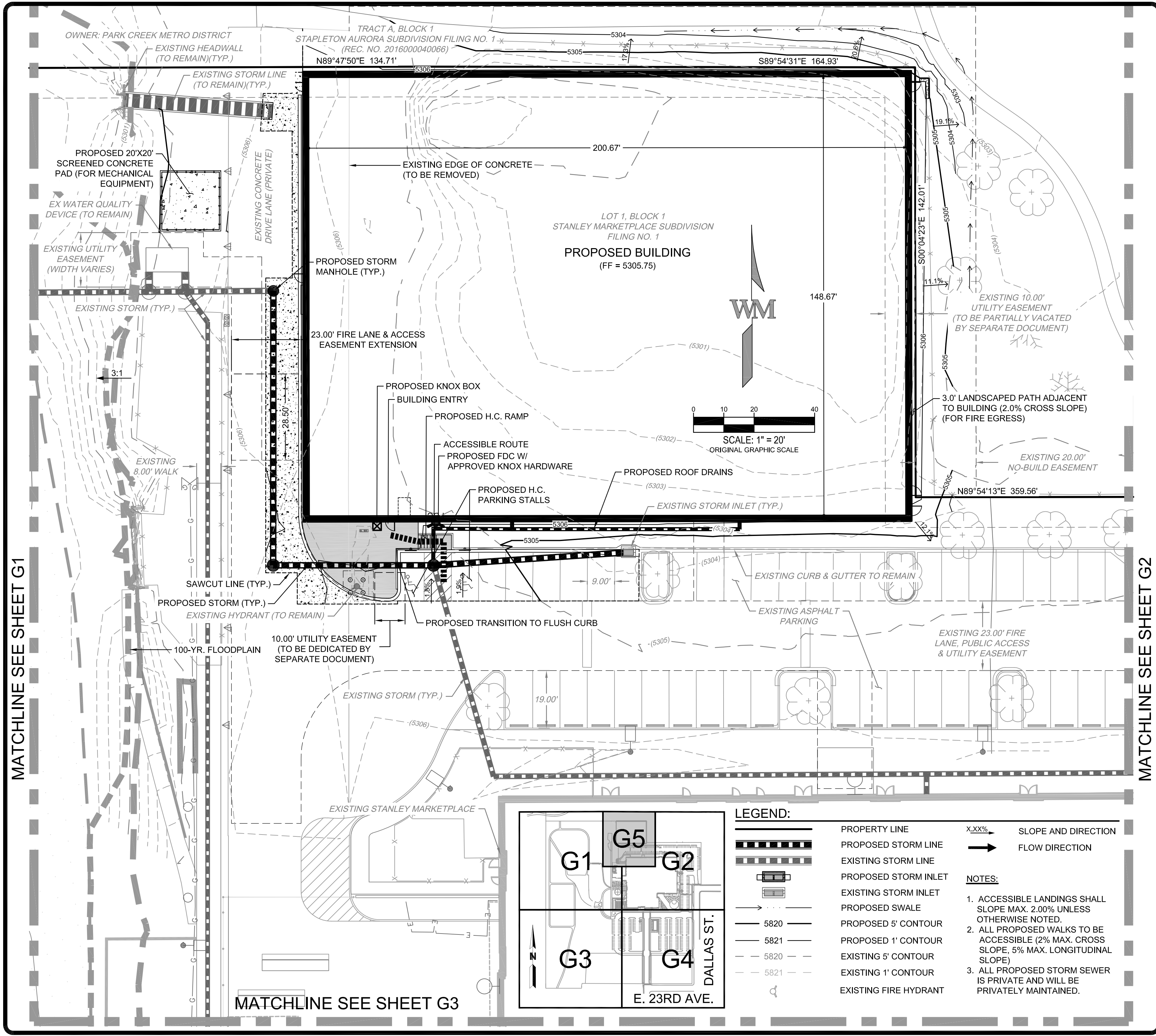
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Designed By: C-STRAWN
Checked By: C-STRAWN

STANLEY MARKETPLACE
SITE PLAN
GRADING PLAN
GOTHAM GREENS

Date: 04/20/2015
Job No.: 14056

G5

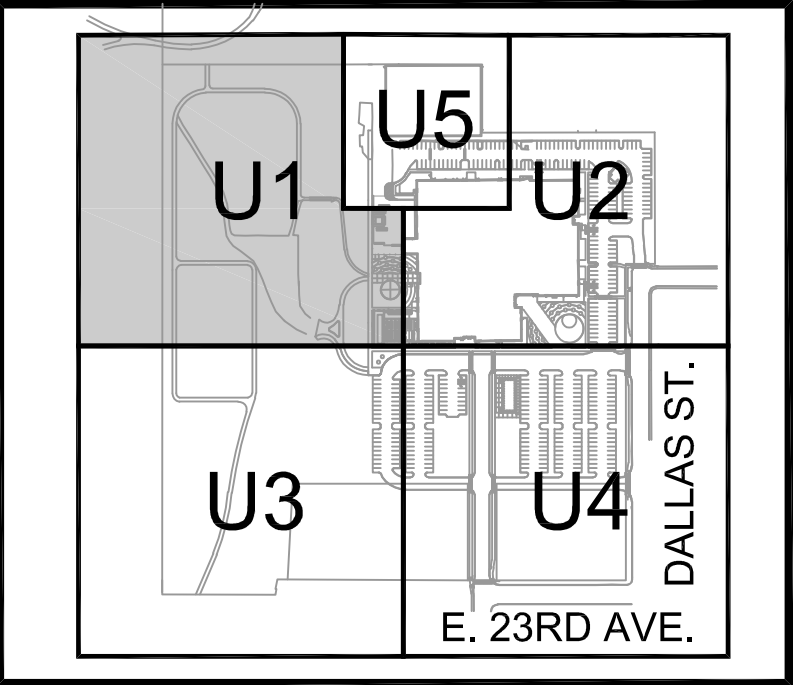


- LEGEND:
- PROPERTY LINE
 - PROPOSED STORM LINE
 - EXISTING STORM LINE
 - PROPOSED STORM INLET
 - EXISTING STORM INLET
 - PROPOSED SWALE
 - PROPOSED 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR
 - EXISTING FIRE HYDRANT
- NOTES:
- ACCESSIBLE LANDINGS SHALL SLOPE MAX. 2.00% UNLESS OTHERWISE NOTED.
 - ALL PROPOSED WALKS TO BE ACCESSIBLE (2% MAX. CROSS SLOPE, 5% MAX. LONGITUDINAL SLOPE)
 - ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE PRIVATELY MAINTAINED.
- SLOPE AND DIRECTION
FLOW DIRECTION

MATCHLINE SEE SHEET G1

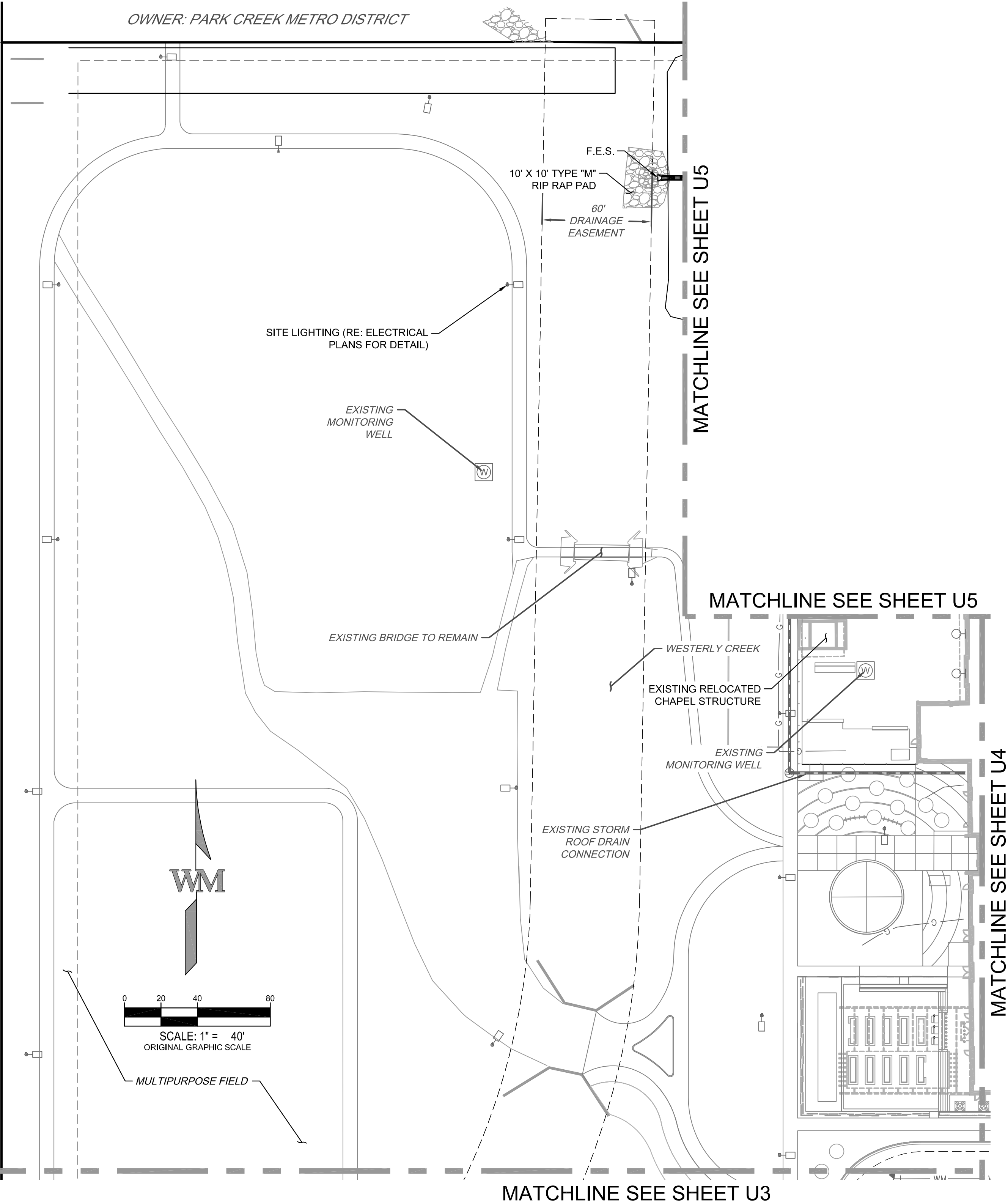
MATCHLINE SEE SHEET G2

MATCHLINE SEE SHEET G3



- LEGEND:**
- PROPERTY LINE
 - - - PROPOSED EASEMENT
 - - - PROPOSED DRAINAGE EASEMENT
 - PROPOSED PUBLIC FIRE MAIN W/ F.H.
 - EXISTING STORM LINE
 - PROPOSED STORM LINE
 - EXISTING STORM INLET
 - PROPOSED SSWR LINE W/ CLEANOUT
 - WM — EXISTING WATERLINE & VALVE
 - EXISTING FIRE HYDRANT
 - G — EXISTING GAS LINE
 - I — EXISTING IRRIGATION LINE
 - EXISTING IRRIGATION CONTROL BOX
 - E — EXISTING ELECTRIC LINE
 - EXISTING LIGHT POLE
 - - - EXISTING UTILITY EASEMENT
 - SS — EXISTING SAN. SEWER W/MH
 - FO — EXISTING FIBER OPTIC LINE
 - X — X — PROPOSED FENCE LINE
 - FDC — PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX BOX

NOTES:
ALL UTILITY SERVICES ARE PRIVATE UNLESS OTHERWISE NOTED.



990 S. BROADWAY, SUITE 230
DENVER, CO 80209
P.303.561.3333
F.303.561.3339
waremalcomb.com

FOR AND ON BEHALF OF
WARE MALCOMB

CALL UTILITY NOTIFICATION CENTER
OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	Description of Revisions	Date	By	Checked By:
13	RESPONSE TO COMMENTS	01/09/19	ANM	C-STRAWN
12	RESPONSE TO COMMENTS	12/20/18	ANM	
11	RESPONSE TO COMMENTS	10/19/18	ANM	
10	MINOR AMENDMENT - GOTHAM	07/27/18	ANM	
9	RESPONSE TO CITY COMMENTS	08/22/17	JGD	
8	SITE PLAN AMENDMENT NO. 2	06/23/17	JGD	
7	RESPONSE TO COMMENTS	02/27/17	JGD	
6	SITE PLAN AMENDMENT NO. 1	11/10/16	JGD	

STANLEY MARKETPLACE

SITE PLAN

UTILITY PLAN

Date: 04/20/2015
Job No.: 14056

U1



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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		01/09/19	12/20/18	10/19/18	07/27/18	08/22/17		
13	RESPONSE TO COMMENTS	ANM						
12	RESPONSE TO COMMENTS	ANM						
11	RESPONSE TO COMMENTS	ANM						
10	MINOR AMENDMENT - GOTHAM	ANM						
9	RESPONSE TO CITY COMMENTS	JGD						
8	SITE PLAN AMENDMENT NO. 2	JGD						
7	RESPONSE TO COMMENTS	JGD						
6	SITE PLAN AMENDMENT NO. 1	JGD						

STANLEY MARKETPLACE

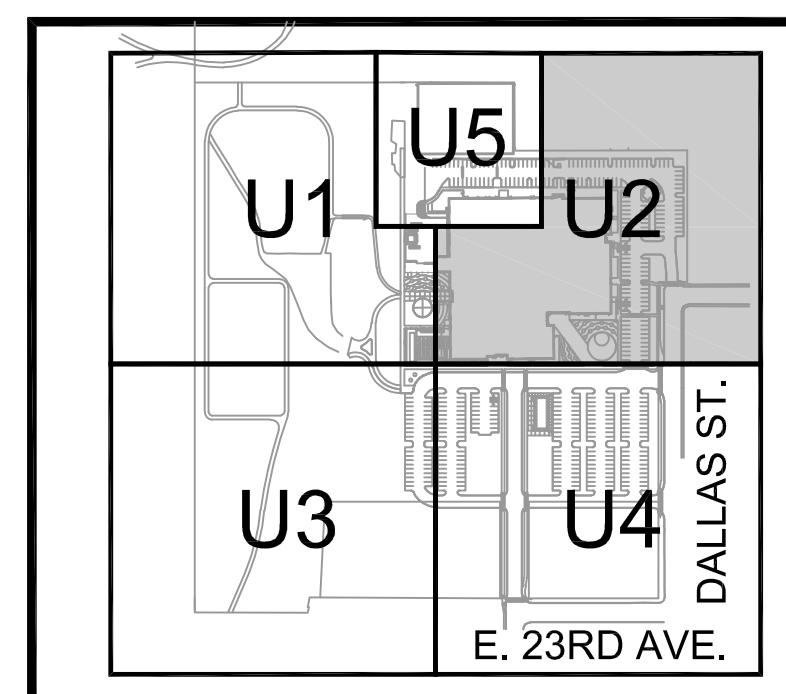
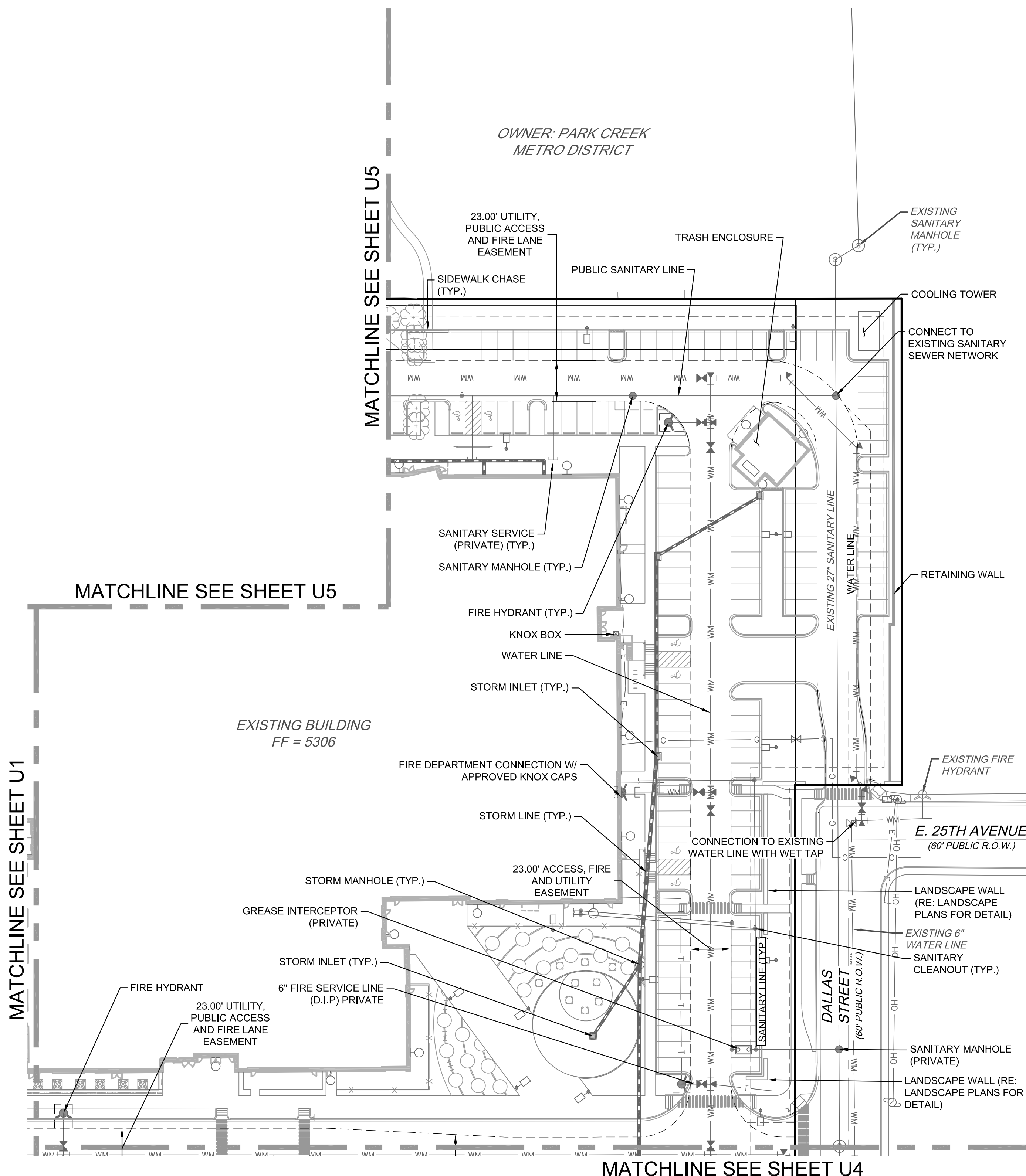
SITE PLAN

UTILITY PLAN

Date: 04/20/2015

Job No.: 14056

U2

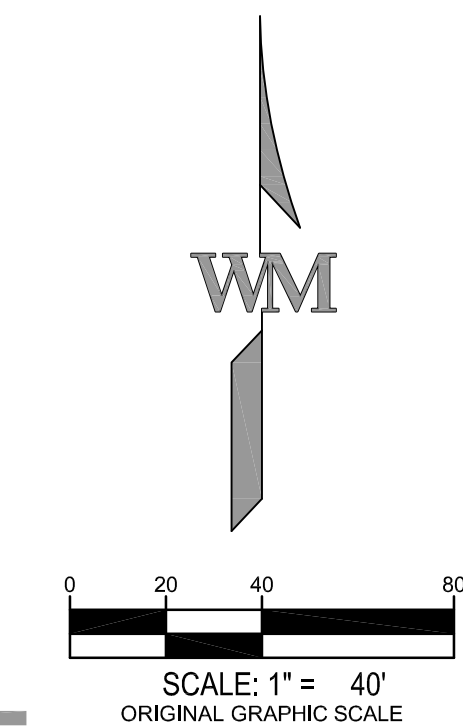


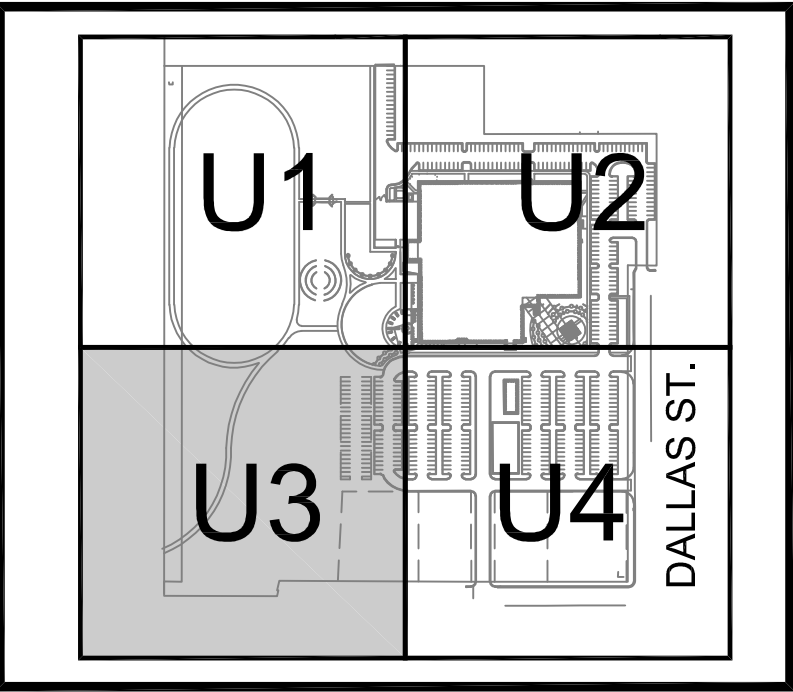
LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PUBLIC FIRE MAIN W/ F.H.
- EXISTING STORM LINE
- PROPOSED STORM LINE
- EXISTING STORM INLET
- PROPOSED SSWR LINE W/ CLEANOUT
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- EXISTING IRRIGATION CONTROL BOX
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- EXISTING UTILITY EASEMENT
- EXISTING SAN. SEWER W/MH
- EXISTING FIBER OPTIC LINE
- PROPOSED FENCE LINE
- PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX BOX

NOTES:

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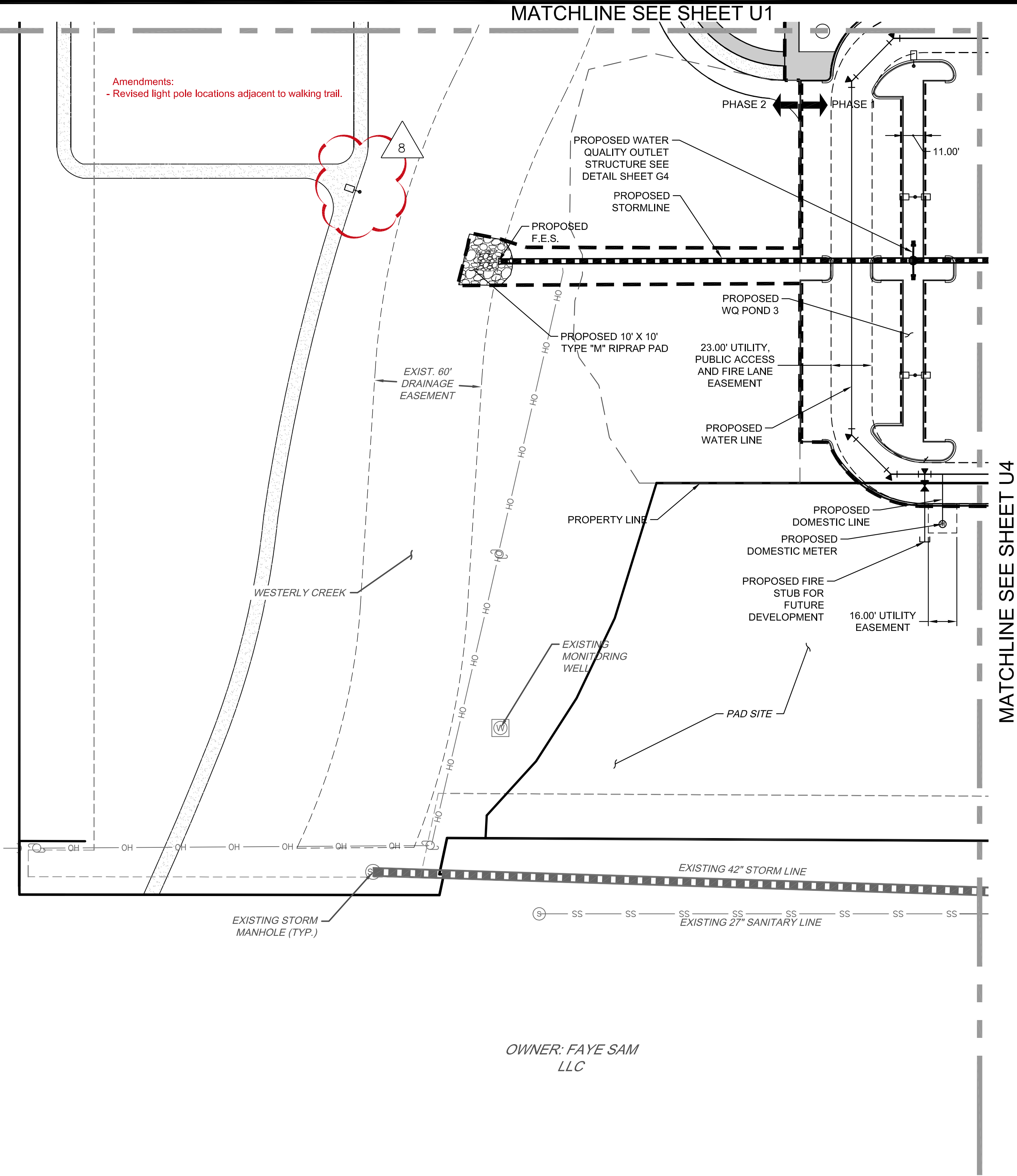
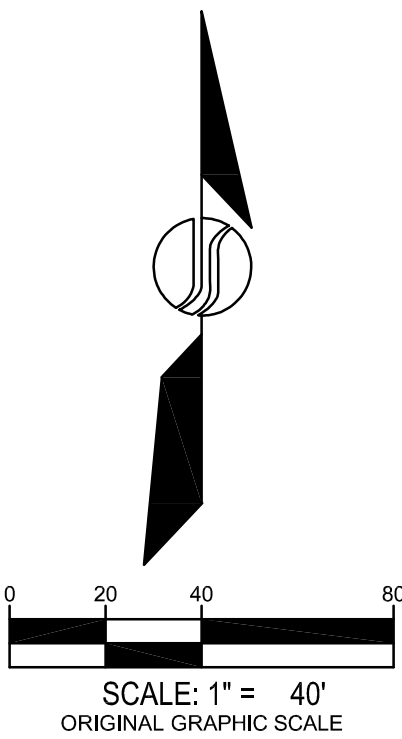


LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PUBLIC FIRE MAIN W/ F.H.
- EXISTING STORM LINE
- PROPOSED STORM LINE
- EXISTING STORM INLET
- PROPOSED SSWR LINE W/ CLEANOUT
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
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- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- EXISTING UTILITY EASEMENT
- EXISTING SAN. SEWER W/MH
- EXISTING FIBER OPTIC LINE
- PROPOSED FENCE LINE
- PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX BOX

NOTES:

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MATCHLINE SEE SHEET U4

JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
9	RESPONSE TO CITY COMMENTS	08/22/17	JGD
8	SITE PLAN AMENDMENT NO. 2	06/23/17	JGD
7	RESPONSE TO COMMENTS	02/27/17	JGD
6	SITE PLAN AMENDMENT NO. 1	11/10/16	JGD

Designed By: C-STRAWN
Checked By: C-STRAWN

STANLEY MARKETPLACE
SITE PLAN

UTILITY PLAN

Date: 04/20/2015
Job No.: 14056

U3



990 S. BROADWAY, SUITE 230
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waremalcomb.com

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No.	Description of Revisions	Date	By
13	RESPONSE TO COMMENTS	01/09/19	ANM
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8	SITE PLAN AMENDMENT NO. 2	06/23/17	JGD
7	RESPONSE TO COMMENTS	02/27/17	JGD
6	SITE PLAN AMENDMENT NO. 1	11/10/16	JGD

Designed By: C-STRAWN
Checked By: C-STRAWN

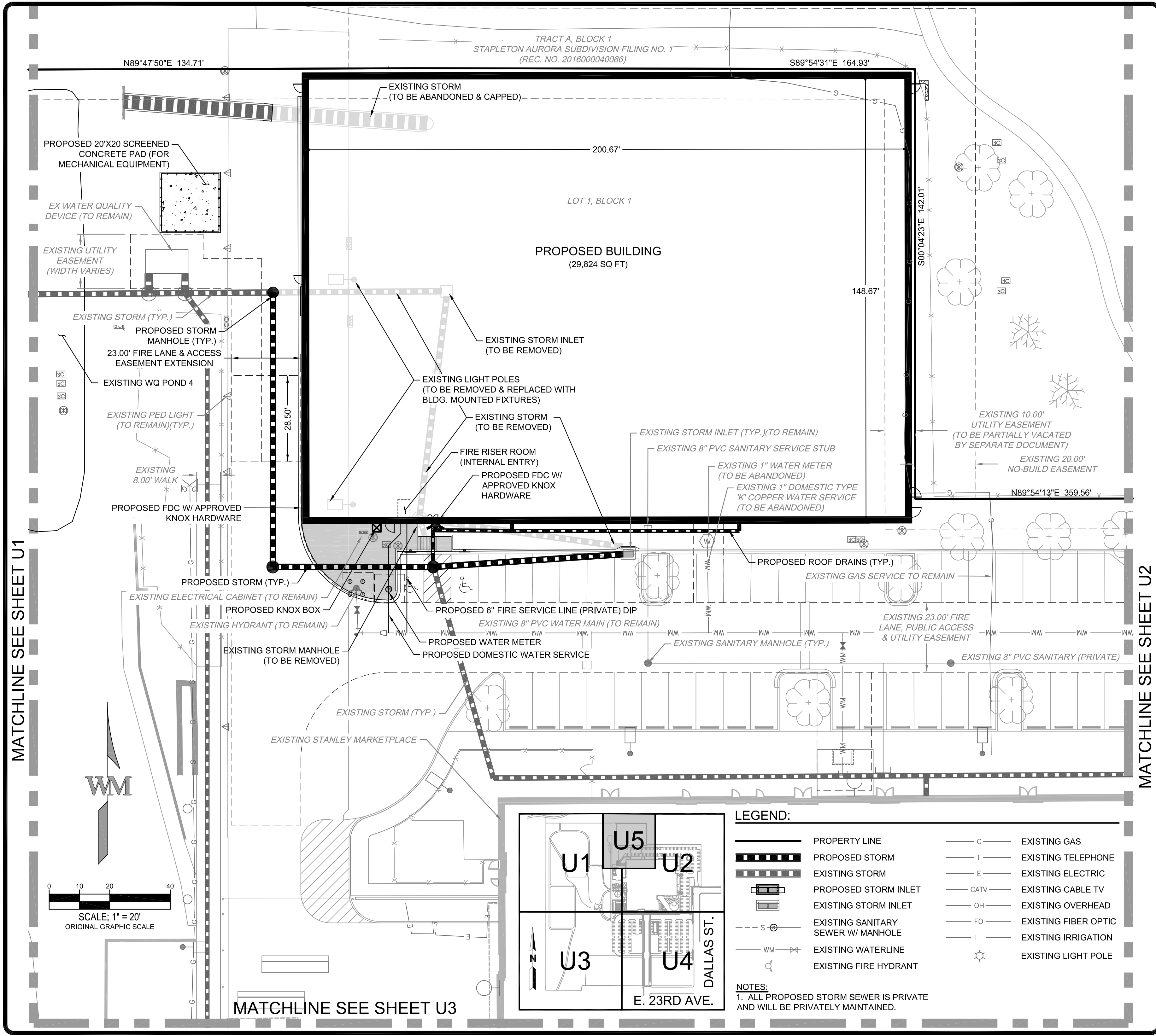
STANLEY MARKETPLACE

SITE PLAN

UTILITY PLAN GOTHAM GREENS

Date: 04/20/2015
Job No.: 14056

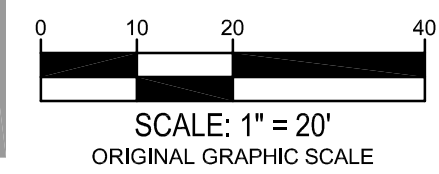
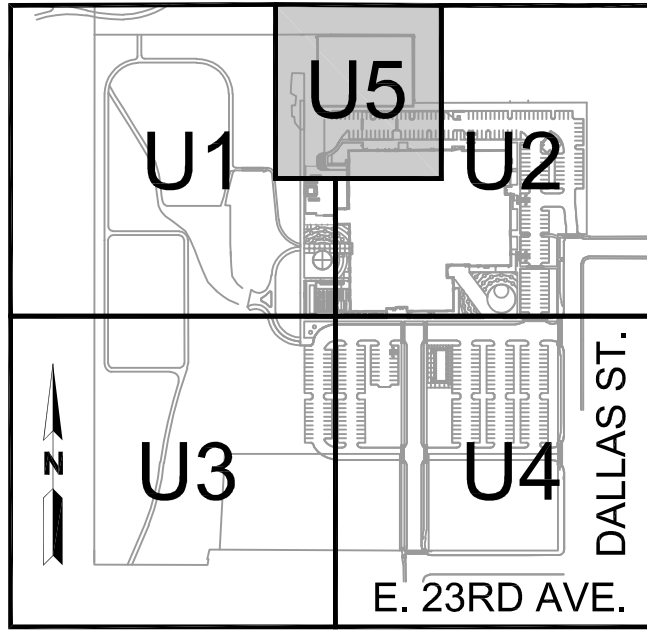
U5



LEGEND:

- | | | | |
|--|------------------------------------|--|----------------------|
| | PROPERTY LINE | | EXISTING GAS |
| | PROPOSED STORM | | EXISTING TELEPHONE |
| | EXISTING STORM | | EXISTING ELECTRIC |
| | PROPOSED STORM INLET | | EXISTING CABLE TV |
| | EXISTING STORM INLET | | EXISTING OVERHEAD |
| | EXISTING SANITARY SEWER W/ MANHOLE | | EXISTING FIBER OPTIC |
| | EXISTING WATERLINE | | EXISTING IRRIGATION |
| | EXISTING FIRE HYDRANT | | EXISTING LIGHT POLE |

NOTES:
1. ALL PROPOSED STORM SEWER IS PRIVATE
AND WILL BE PRIVATELY MAINTAINED.



SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE