CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

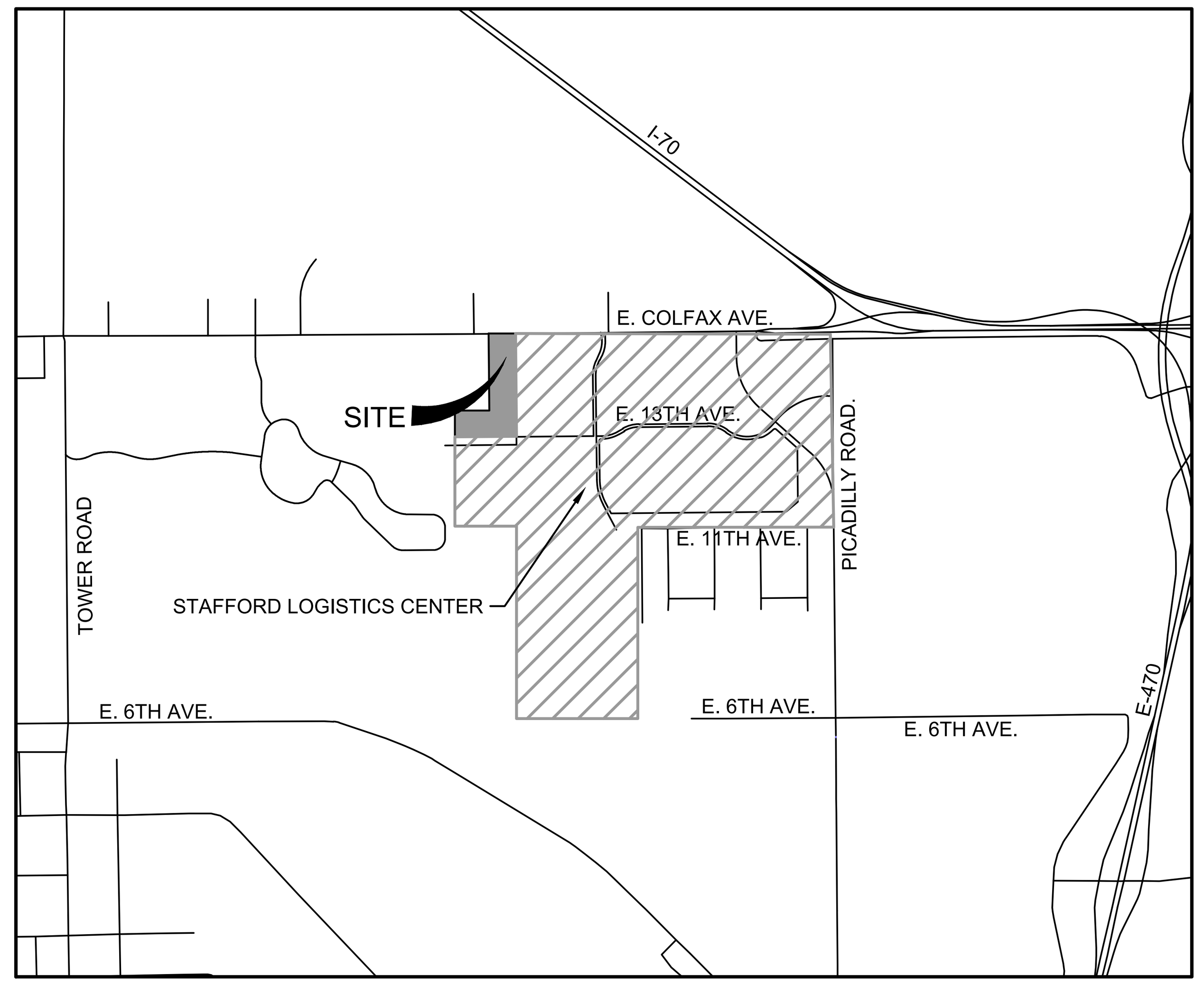
STAFFORD LOGISTICS CENTER - TRAILER PARK

SITE PLAN

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS AND EGRESS - 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 "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.A./A.N.S.I. 117.1.
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 AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITH SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
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, SECTION 126, ARTICLE VII -NUMBERING 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. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED 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.
18. STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS PER SECTION 4.10. STREET LIGHTS ALONG PUBLIC RIGHT-OF-WAYS SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED.
19. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
20. THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
21. THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE), GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
22. INDUSTRIAL FACILITIES ARE REQUIRED TO CONTACT METRO WASTEWATER RECLAMATION DISTRICT (303-286-3000) REGARDING INDUSTRIAL WASTE DISCHARGES TO THE SANITARY SEWER TO DETERMINE WASTEWATER PRETREATMENT REQUIREMENTS.
23. APPLICANT/OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 13TH AVENUE & PICADILLY ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
24. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
25. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
26. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSRTUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
27. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, 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 IN 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.
28. PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.



VICINITY MAP

1" = 2000'

DATA BLOCK - STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 5	
2015 IBC OCCUPANCY CLASSIFICATION	N/A
BUILDING CONSTRUCTION TYPE	N/A
LAND AREA WITHIN PROPERTY LIMITS: LOT 1, BLOCK 1 LOT 2, BLOCK 1	 266,127 S.F. (6.11 AC.) 524,650 S.F. (12.04 AC.)
GROSS FLOOR AREA	N/A
NUMBER OF BUILDINGS	ZERO
NUMBER OF STORIES	ZERO
BUILDING HEIGHT	N/A
TOTAL BUILDING COVERAGE	N/A
HARD SURFACE COVERAGE	152,936 S.F. (3.51 AC) 19.34%
LANDSCAPE COVERAGE	637,845 S.F. (14.64 AC) 80.66%
PRESENT ZONING CLASSIFICATION PARKING SPACES REQUIRED = N/A	I1 - BUSINESS/TECH DISTRICT
PARKING SPACES PROVIDED	104 TRUCK/TRAILER PARKING
BICYCLE PARKING REQUIRED	N/A
BICYCLE PARKING PROVIDED	N/A
ACCESSIBLE SPACES REQUIRED	N/A
ACCESSIBLE SPACES PROVIDED	N/A
PROPOSED DOCK DOORS	N/A
ALLOWABLE SIGNAGE AREA	N/A
PROPOSED TOTAL SIGNAGE AREA	N/A
PROPOSED NUMBER OF SIGNS	N/A

CITY OF AURORA APPROVALS

PLANNING DIRECTOR:_______________ DATE: ____________

CITY ATTORNEY:_______________ DATE: ____________

ATTEST:_______________ DATE: ____________
(CITY CLERK)

DATABASE APPROVAL DATE ____________

RECORDERS CERTIFICATE

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

COLORADO AT ___ O'CLOCK __ M, THIS ___ DAY OF___ AD, ___.

CLERK AND RECORDER: _________ DEPUTY:________

CIVIL ENGINEER

WARE MALCOMB
990 S. BROADWAY, SUITE 230
DENVER, CO 80209
303.561.3333
CHRIS STRAWN

LANDSCAPE ARCHITECT

MEURAN DESIGN GROUP LLC
700 COLORADO BOULEVARD, SUITE 131
DENVER, CO 80206
303.512.0549
KERRY SMEESTER

PHOTOMETRIC ENGINEER

AE DESIGN
1900 WAZEE STREET, SUITE 205
DENVER, CO 80202
720.715.7087
COLE WELBORN

SHEET INDEX:

1	C1.0	COVER SHEET
2 - 5	C2.0 - C2.3	SITE PLAN
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9 - 11	C4.0 - C4.2	UTILITY PLAN
12		DETAIL SHEET
13 - 14		LANDSCAPE PLAN
15		LANDSCAPE DETAILS
16	E0.0	PHOTOMETRIC SITE PLAN
17	E0.1	PHOTOMETRIC DETAILS

SIGNATURE BLOCK
LEGAL DESCRIPTION:

LOT 1 AND LOT 2, BLOCK 1 STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 5 BEING A PART THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, ____
THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ________ AD. ____.

BY: ______________________

STATE OF _____________)SS
COUNTY OF ___________)

CORPORATE SEAL

ON THIS _____ DAY OF _____________, 2023, BEFORE ME ____________________________
NOTARY PUBLIC, PERSONALLY APPEARED____
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

____
(NOTARY PUBLIC)

NOTARY SEAL

COMMISSION EXPIRES ______ NOTARY BUSINESS ADDRESS:____________________

AMENDMENTS

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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

FOR AND ON BEHALF
OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
TRAILER PARK
SITE PLAN
COVER SHEET
AURORA, CO

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	10/19/23

SHEET
C1.0
1

NOT FOR CONSTRUCTION

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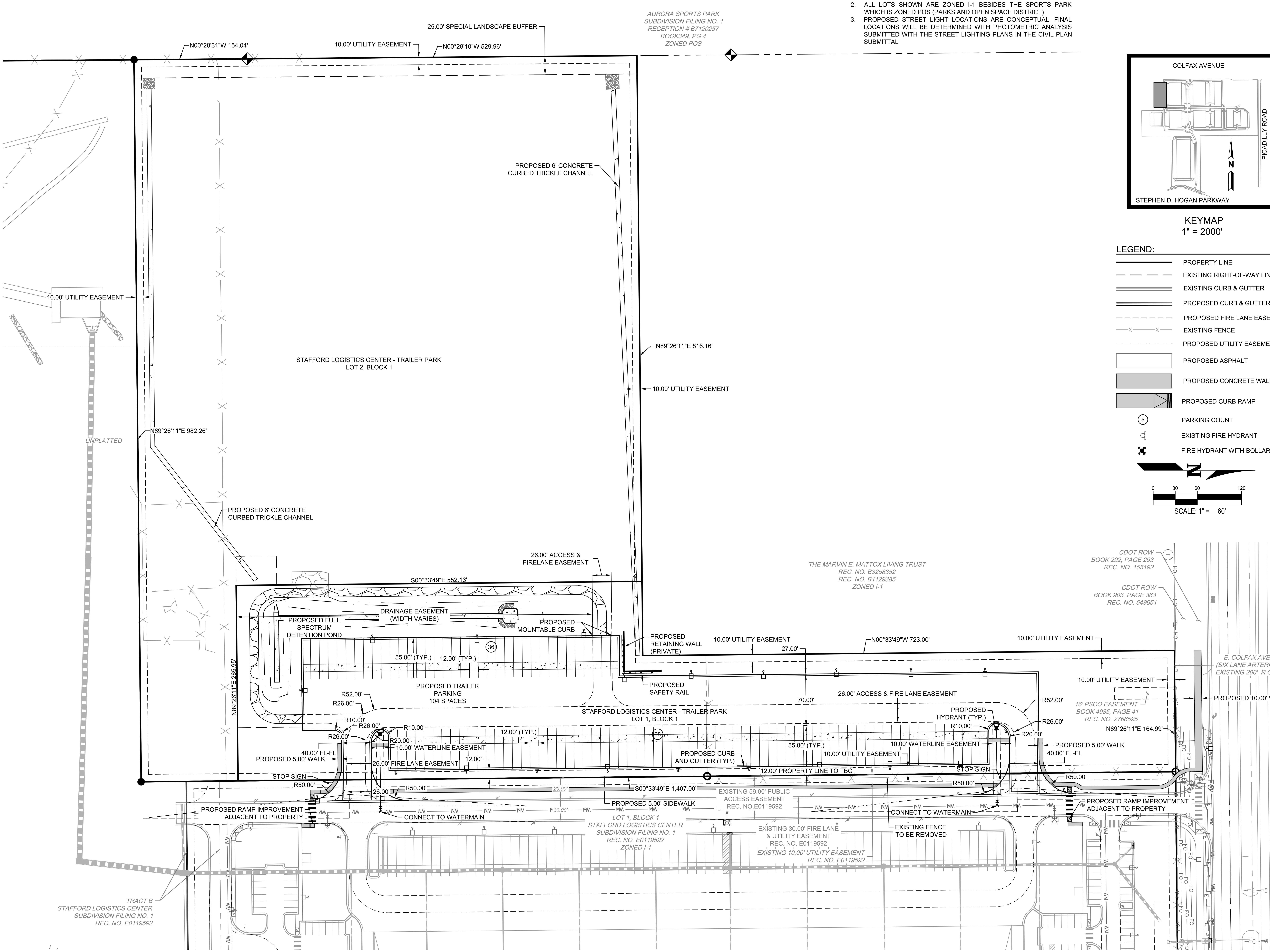
NOTES:

1. ALL PROPOSED STORM SEWER IS TO BE PRIVATELY MAINTAINED
2. ALL LOTS SHOWN ARE ZONED I-1 BESIDES THE SPORTS PARK WHICH IS ZONED POS (PARKS AND OPEN SPACE DISTRICT)
3. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL



KEYMAP
1" = 2000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED FIRE LANE EASEMENT
- EXISTING FENCE
- PROPOSED UTILITY EASEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED CURB RAMP
- PARKING COUNT
- EXISTING FIRE HYDRANT
- FIRE HYDRANT WITH BOLLARDS

N

0 30 60 120

SCALE: 1" = 60'

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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
TRAILER PARK
SITE PLAN
OVERALL SITE PLAN
AURORA, CO

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	10/19/23

SHEET
C2.0
2

NOT FOR CONSTRUCTION

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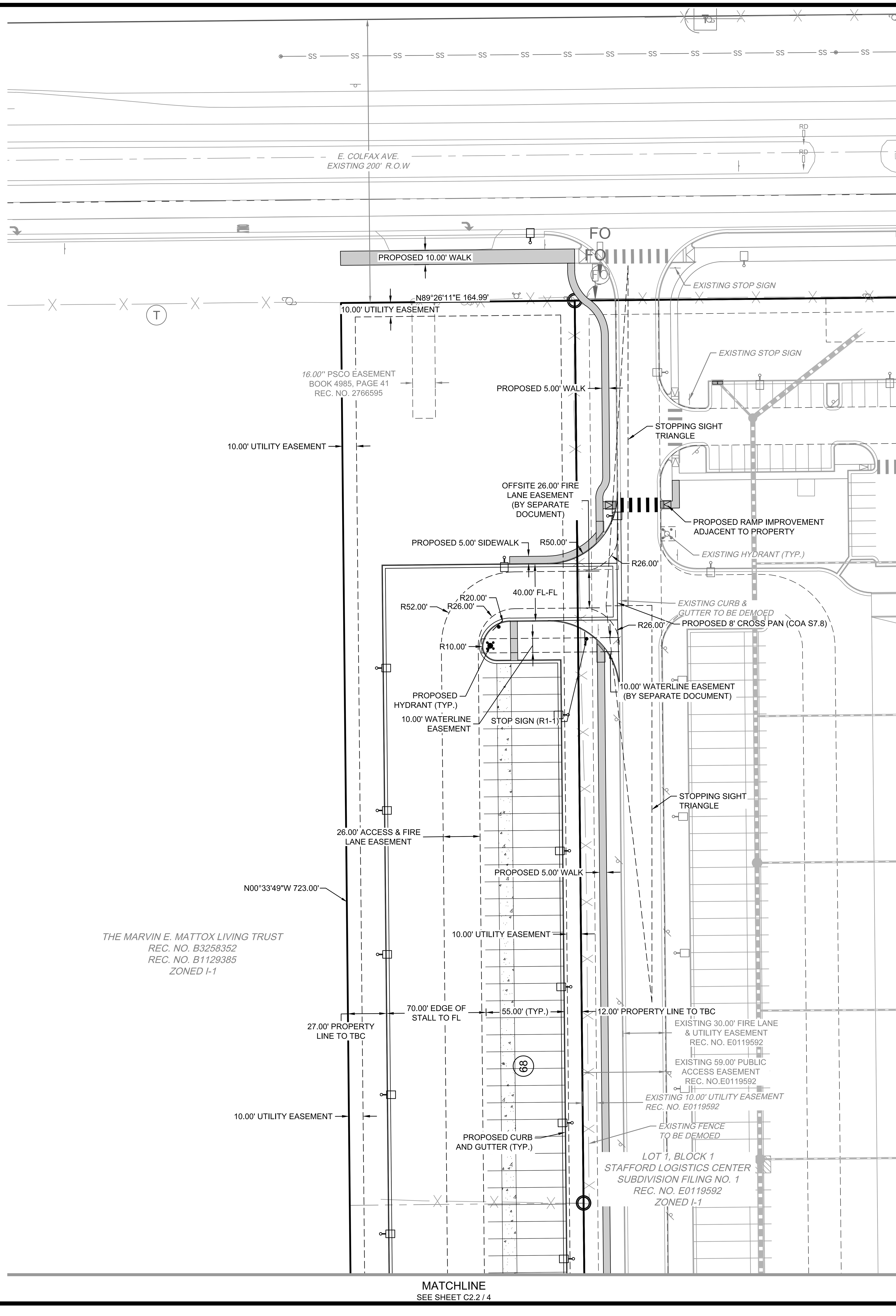

COLFAX AVENUE
PICADILLY ROAD
STEPHEN D. HOGAN PARKWAY

KEYMAP
1" = 2000'

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- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED FIRE LANE EASEMENT
- EXISTING FENCE
- PROPOSED UTILITY EASEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED CURB RAMP
- PARKING COUNT
- EXISTING FIRE HYDRANT
- FIRE HYDRANT WITH BOLLARDS

N

0 20 40 80
SCALE: 1" = 40'

NOTES:

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2. ALL LOTS SHOWN ARE ZONED I-1 BESIDES THE SPORTS PARK WHICH IS ZONED POS (PARKS AND OPEN SPACE DISTRICT)
3. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL

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FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
TRAILER PARK
SITE PLAN
SITE PLAN
AURORA, CO

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	10/19/23

SHEET
C2.1
3

NOT FOR CONSTRUCTION

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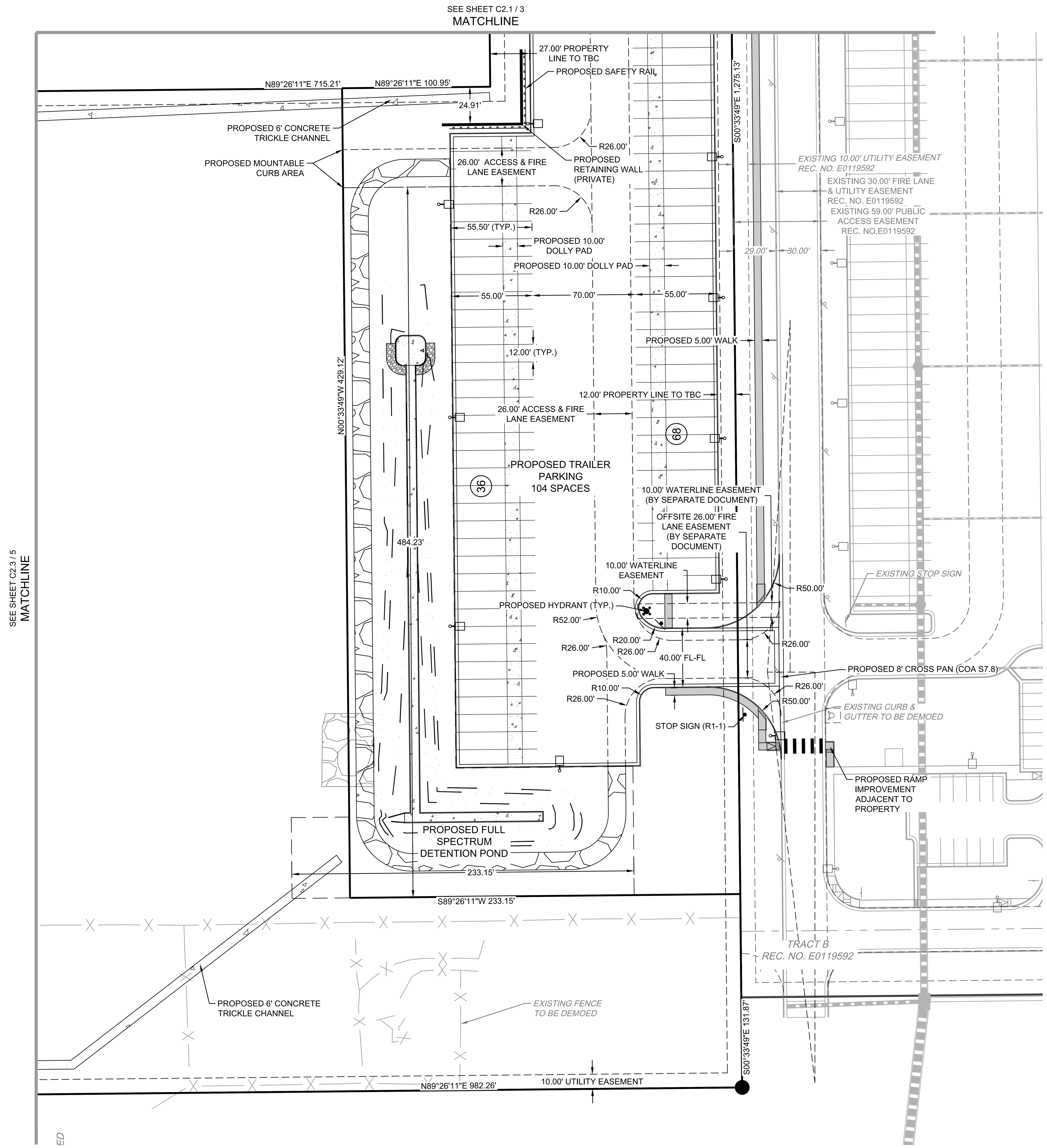

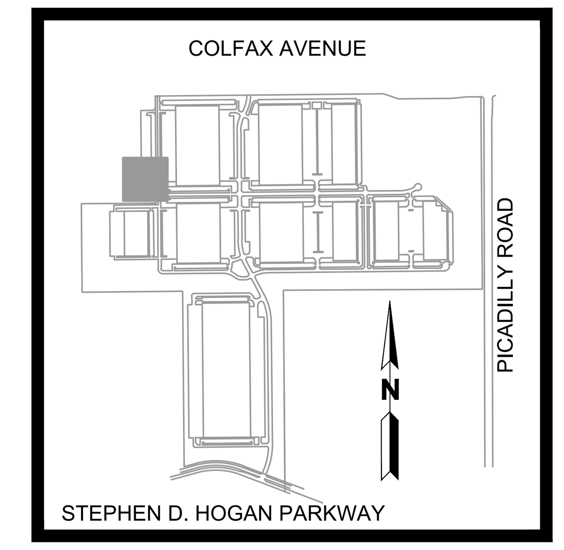

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- PROPERTY LINE
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- PROPOSED UTILITY EASEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED CURB RAMP
- PARKING COUNT
- EXISTING FIRE HYDRANT
- FIRE HYDRANT WITH BOLLARDS

N

0 20 40 80

SCALE: 1" = 40'

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WARE MALCOMB
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900 south broadway
suite 320
denver, co 80209
p 303.561.3333
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FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
TRAILER PARK
SITE PLAN
SITE PLAN
AURORA, CO

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	10/19/23

SHEET
C2.2
4

NOT FOR CONSTRUCTION

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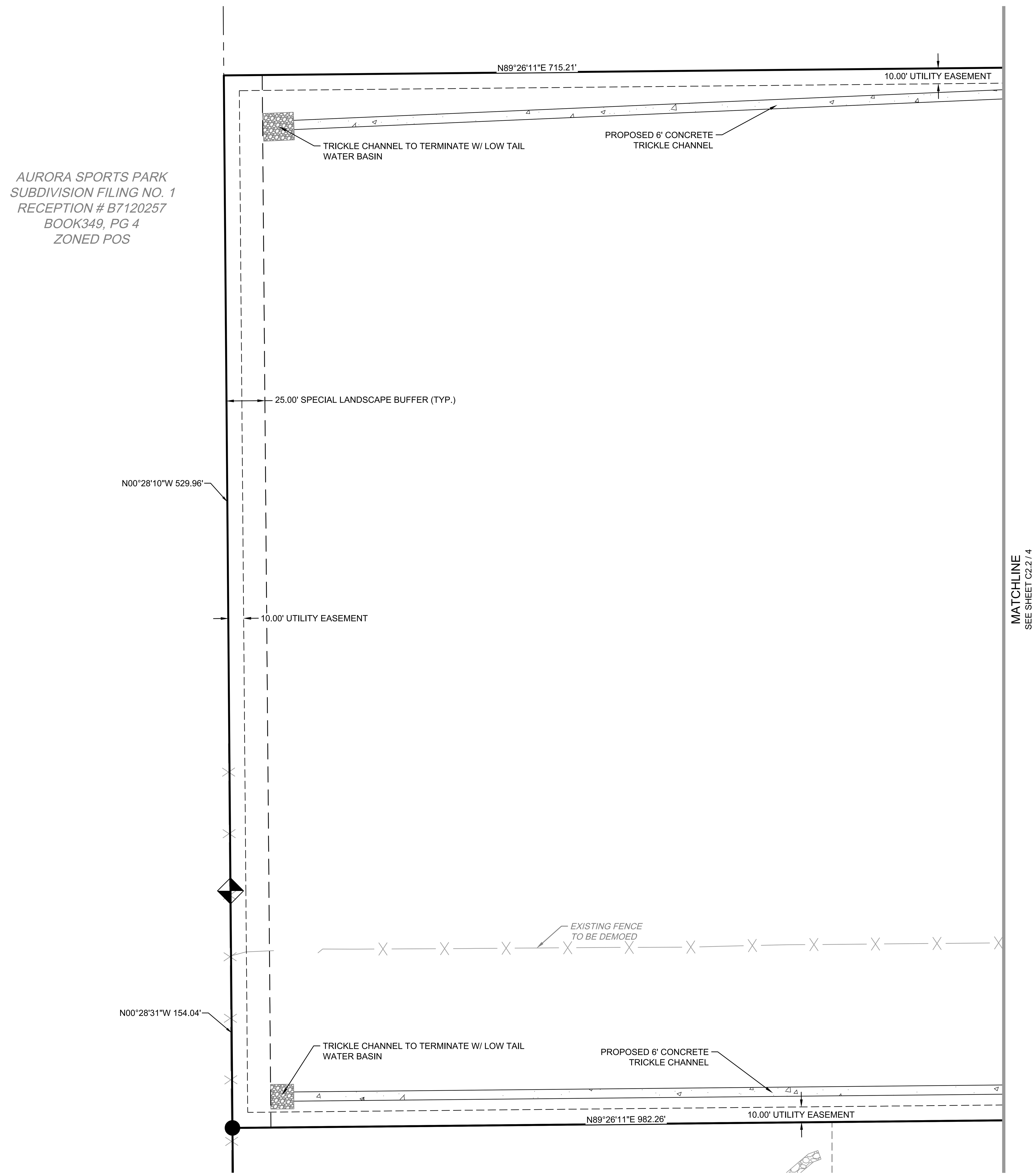

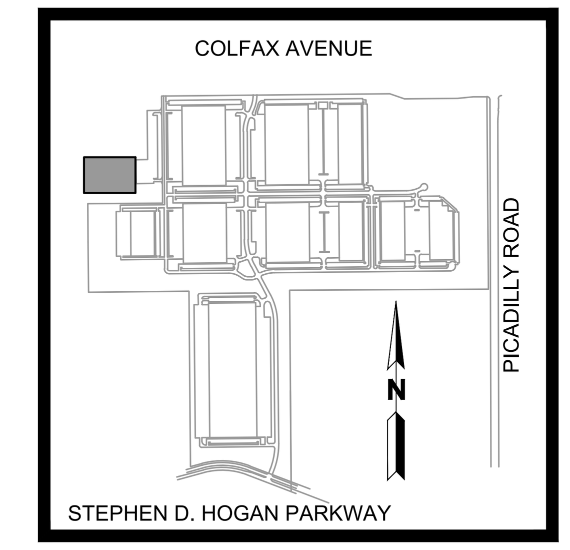

KEYMAP
1" = 2000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED FIRE LANE EASEMENT
- EXISTING FENCE
- PROPOSED UTILITY EASEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED CURB RAMP
- PARKING COUNT
- EXISTING FIRE HYDRANT
- FIRE HYDRANT WITH BOLLARDS

N

0 20 40 80
SCALE: 1" = 40'

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SHEET
C2.3

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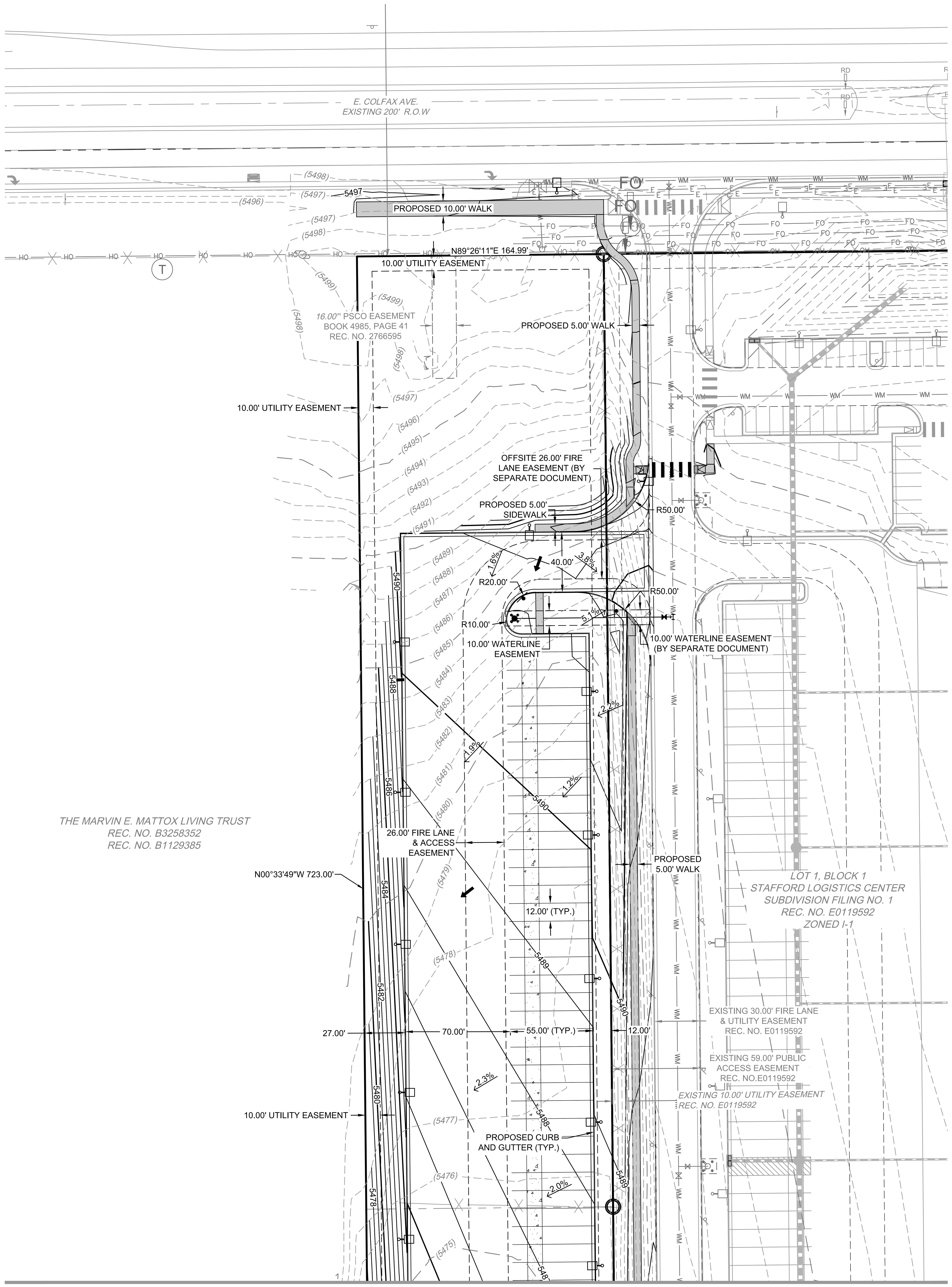
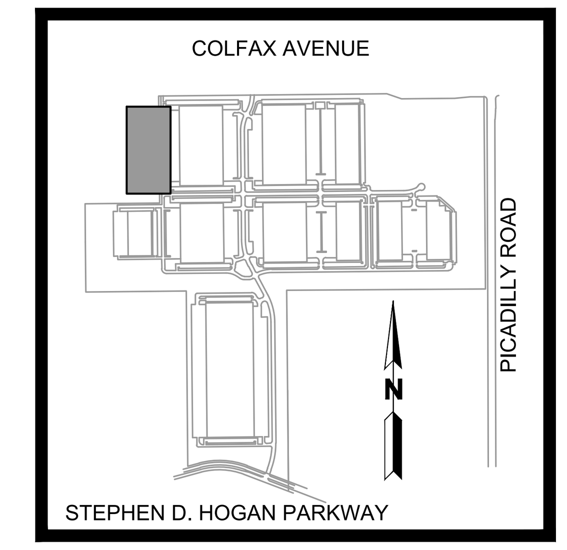


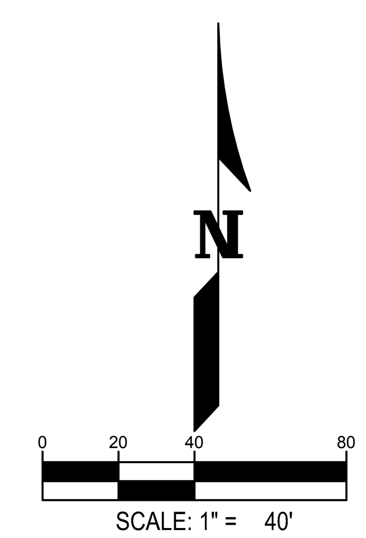
MATCHLINE
SEE SHEET C3.1 / 7



KEYMAP
1" = 2000'

LEGEND:

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED SPILL CURB
	PROPOSED CURB
5820	PROPOSED 5' CONTOUR
5821	PROPOSED 1' CONTOUR
5820	EXISTING 5' CONTOUR
5821	EXISTING 1' CONTOUR
X.XX%	PROPOSED SLOPE AND DIRECTION
	FLOW DIRECTION



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SHEET
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6

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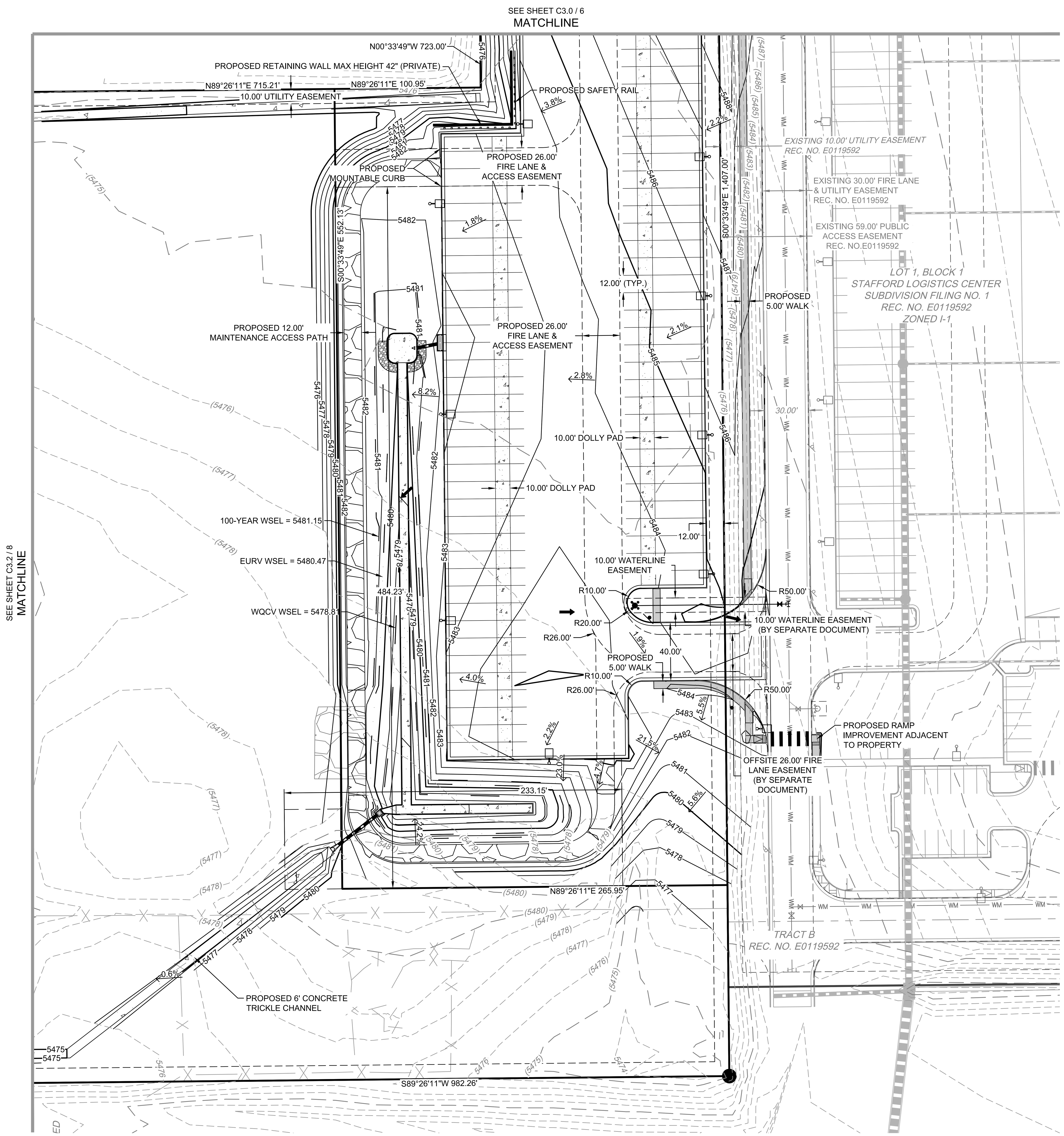
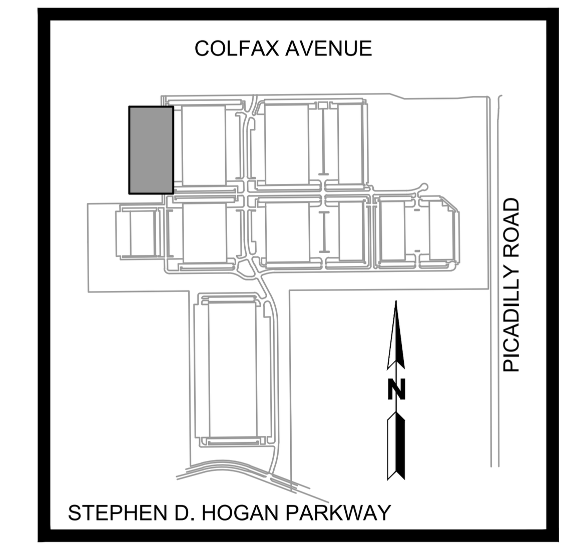
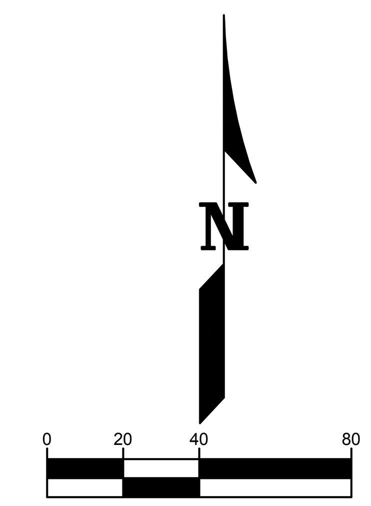




KEYMAP
1" = 2000'

LEGEND:

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED SPILL CURB
	PROPOSED CURB
5820	PROPOSED 5' CONTOUR
5821	PROPOSED 1' CONTOUR
5820	EXISTING 5' CONTOUR
5821	EXISTING 1' CONTOUR
X.XX%	PROPOSED SLOPE AND DIRECTION
	FLOW DIRECTION



SCALE: 1" = 40'

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SHEET
C3.1

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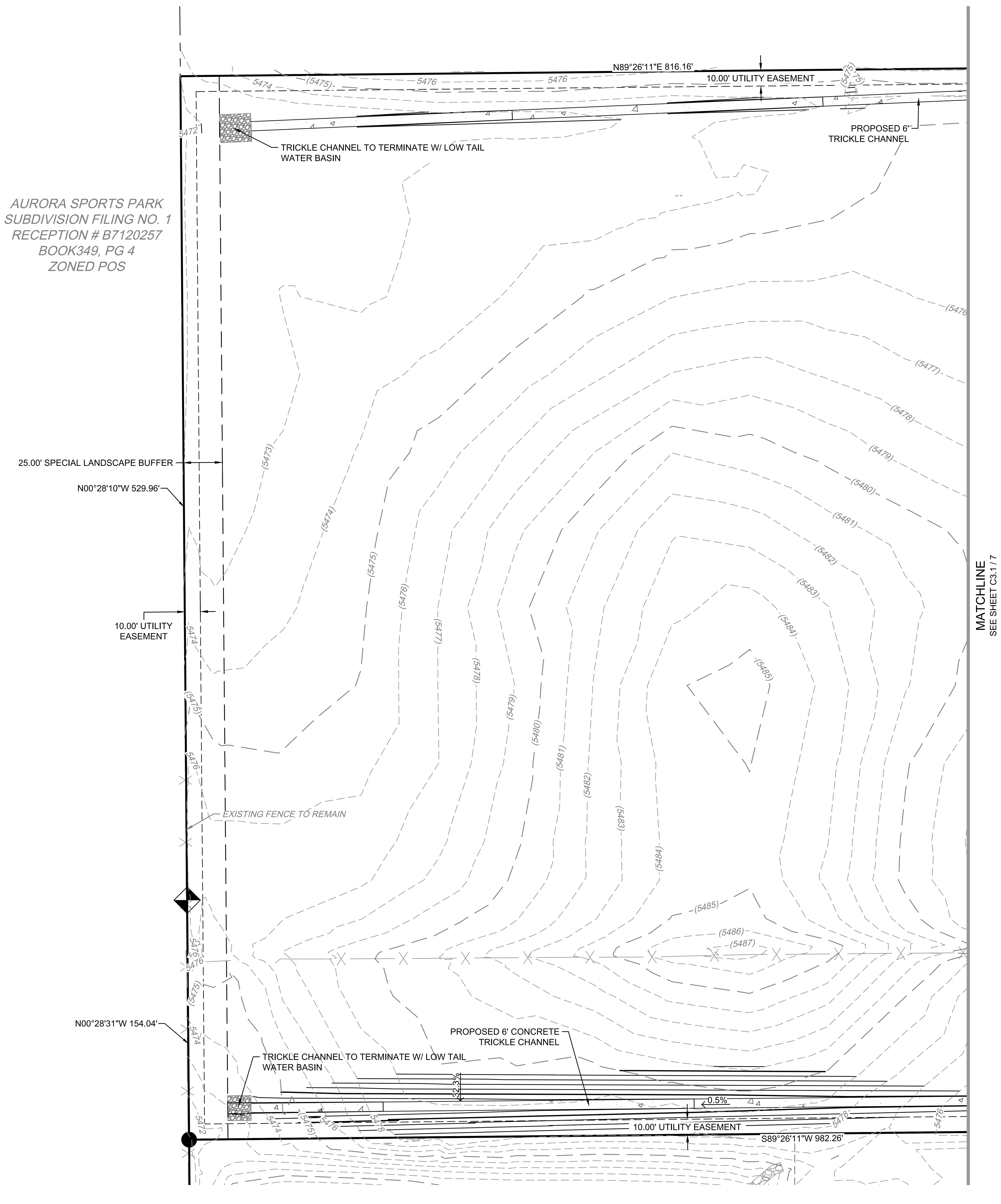

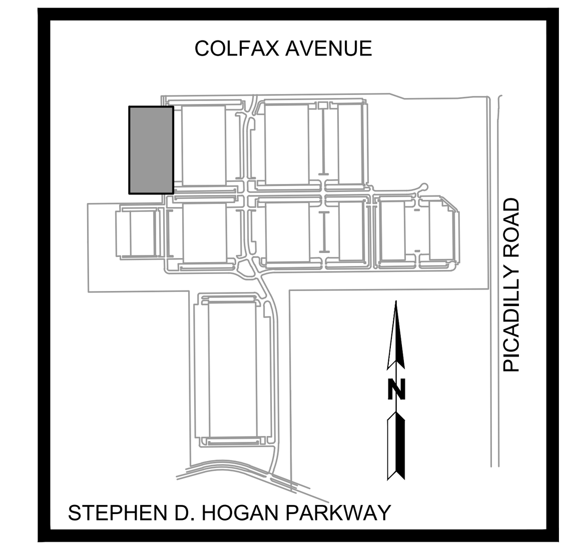

KEYMAP
1" = 2000'

LEGEND:

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- EXISTING CURB & GUTTER
- PROPOSED SPILL CURB
- PROPOSED CURB
- 5820 PROPOSED 5' CONTOUR
- 5821 PROPOSED 1' CONTOUR
- 5820 EXISTING 5' CONTOUR
- 5821 EXISTING 1' CONTOUR
- X.XX% PROPOSED SLOPE AND DIRECTION
- FLOW DIRECTION

N

0 20 40 80
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SHEET
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8

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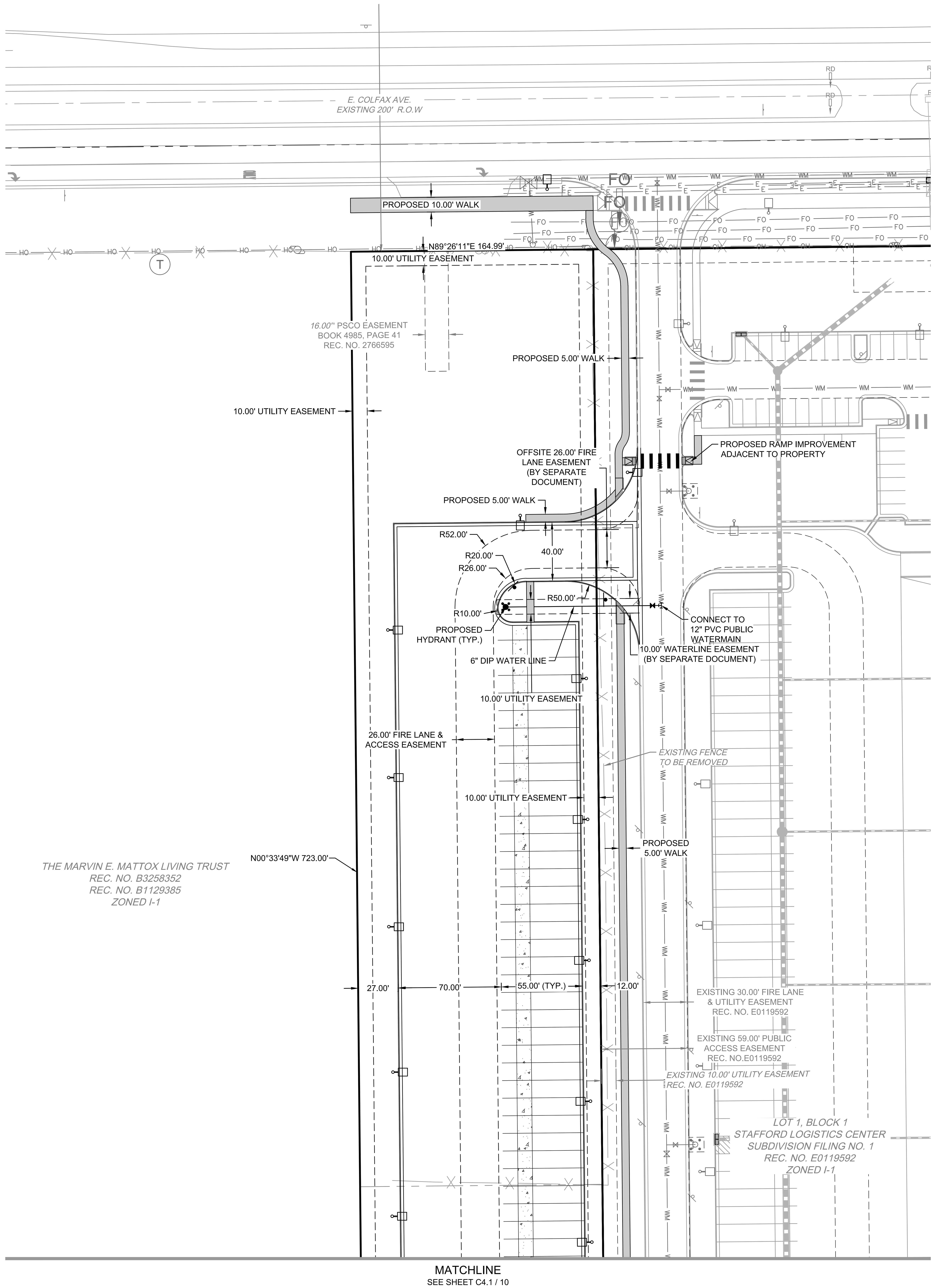

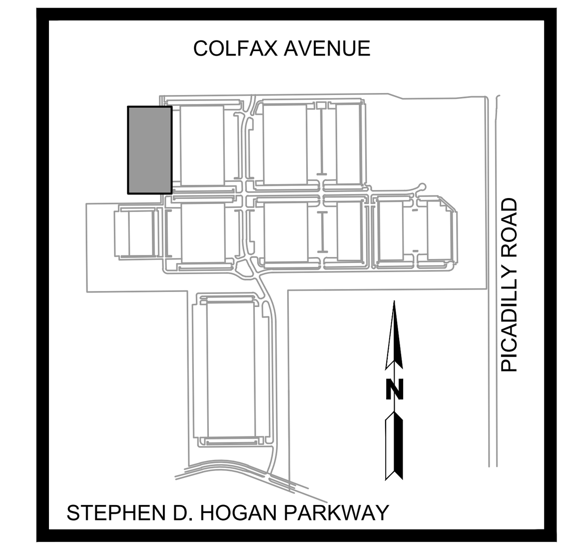

KEYMAP
1" = 2000'

LEGEND:

	PROPERTY LINE
	PROPOSED WATERLINE & VALVE
WM	EXISTING WATERLINE & VALVE
	EXISTING FIRE HYDRANT
	FIRE HYDRANT WITH BOLLARDS
	PROPOSED EASEMENT
E	EXISTING ELECTRIC LINE
OH	EXISTING OVERHEAD LINE
FO	EXISTING FIBER OPTIC LINE
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE

N

0 20 40 80
SCALE: 1" = 40'

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SHEET
C4.0
9

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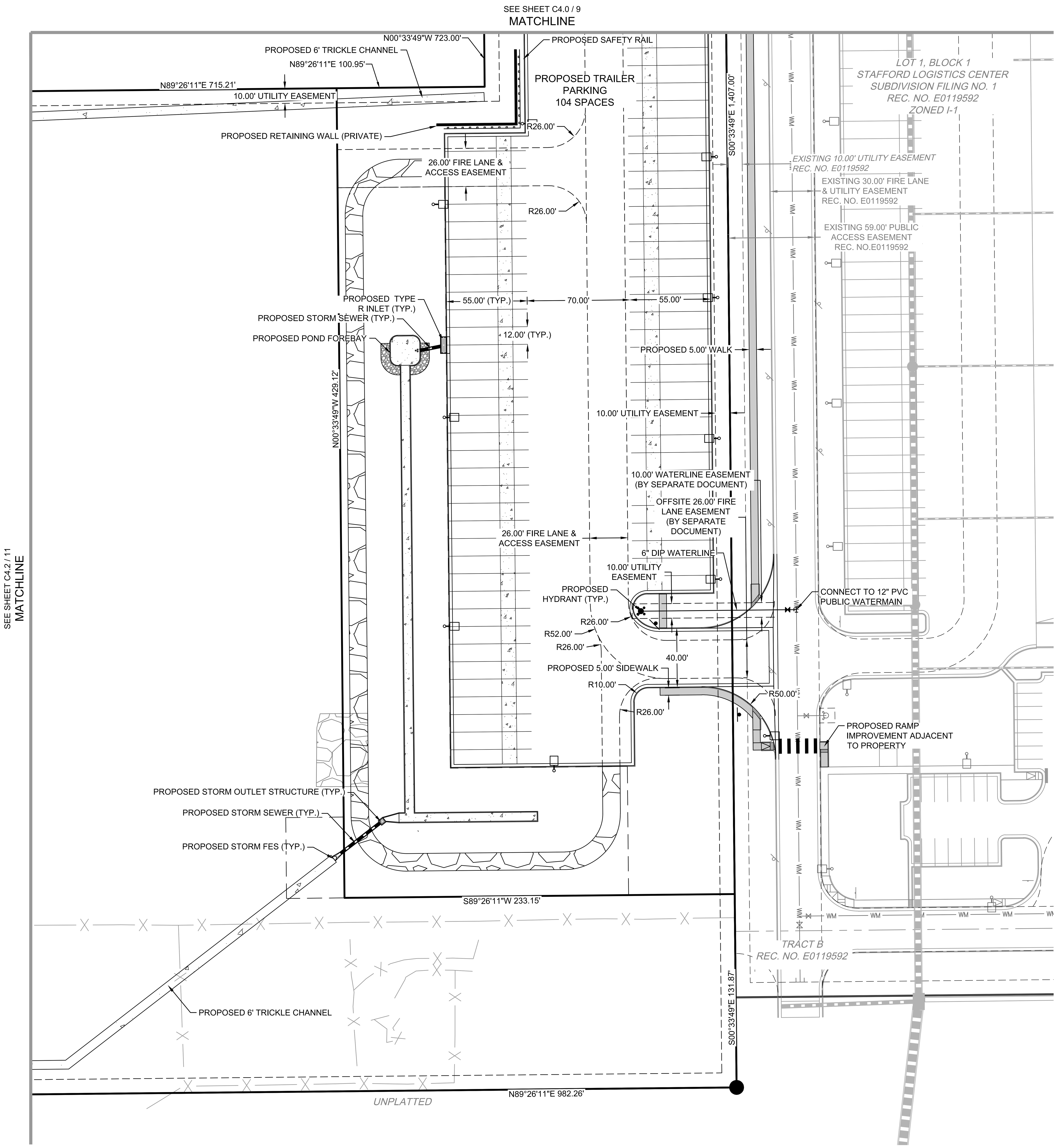

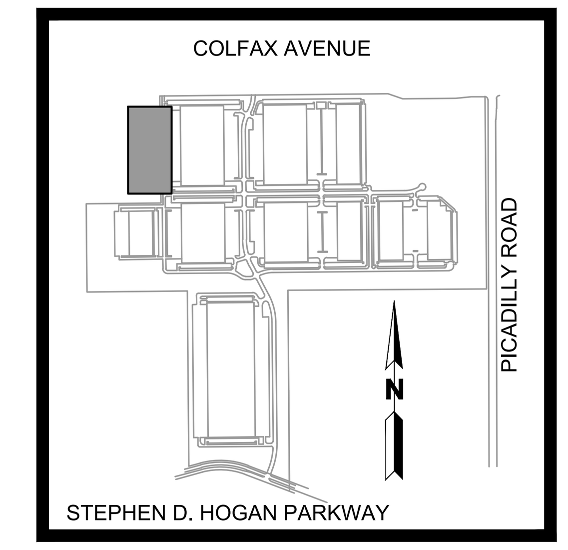

KEYMAP
1" = 2000'

LEGEND:

- PROPERTY LINE
- PROPOSED WATERLINE & VALVE
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- FIRE HYDRANT WITH BOLLARDS
- PROPOSED EASEMENT
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE

N

0 20 40 80

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SHEET
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10

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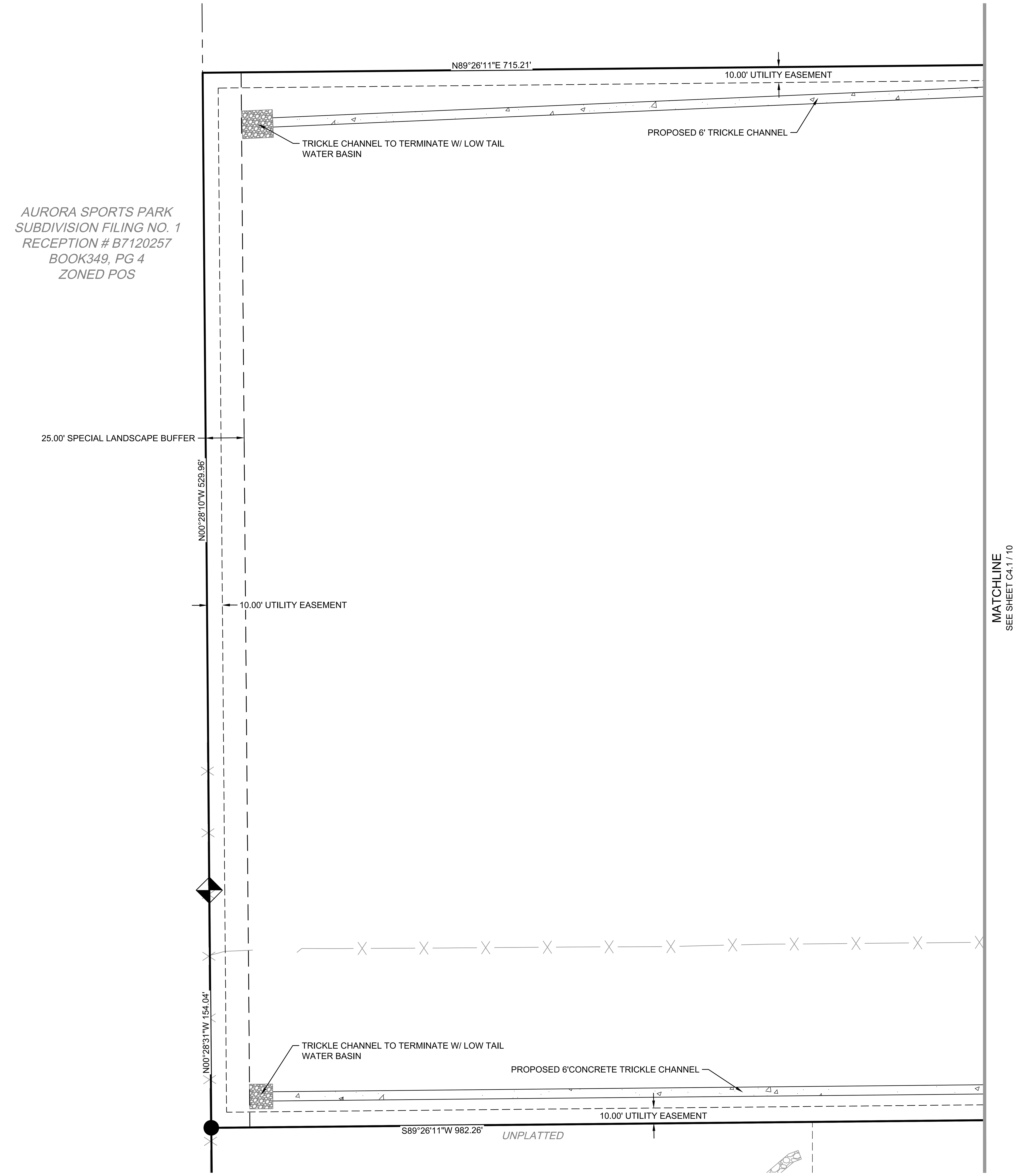

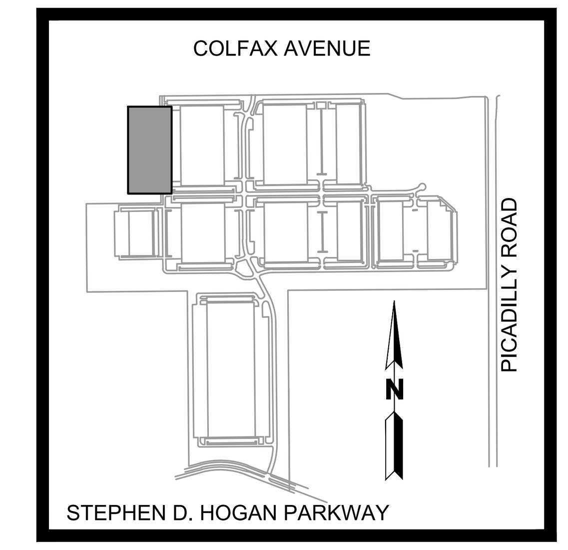

KEYMAP
1" = 2000'

LEGEND:

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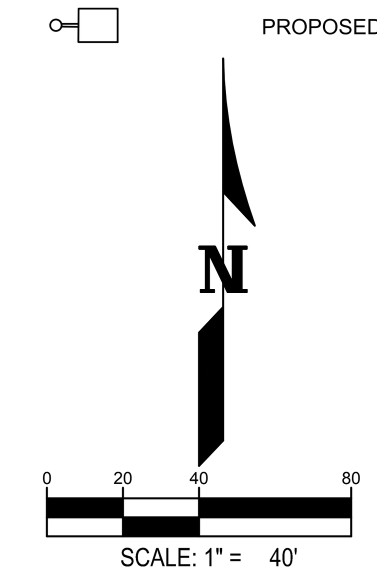
- PROPOSED WATERLINE & VALVE
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- FIRE HYDRANT WITH BOLLARDS
- PROPOSED EASEMENT
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE



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SHEET
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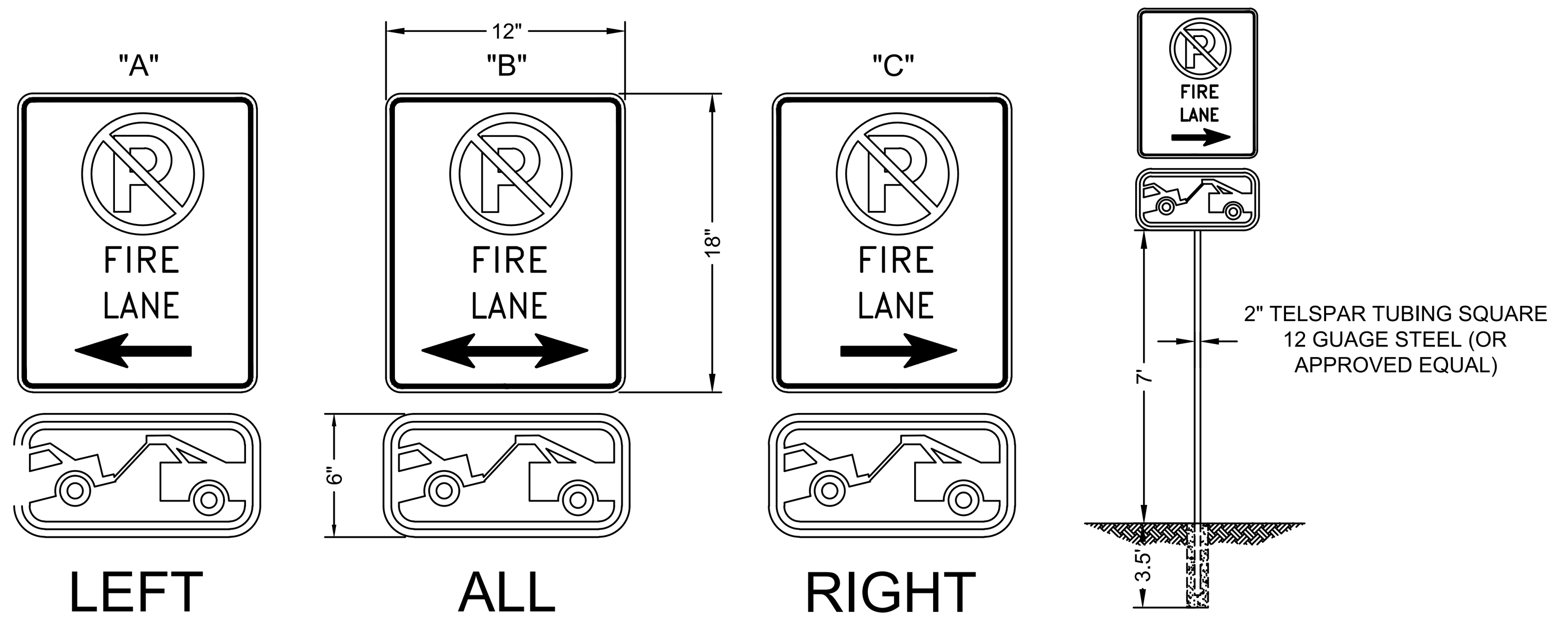
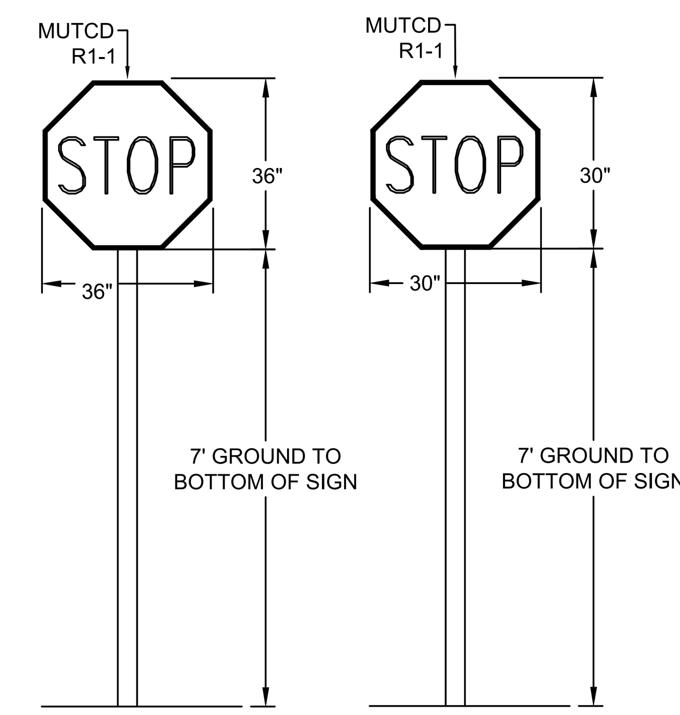


1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29 INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

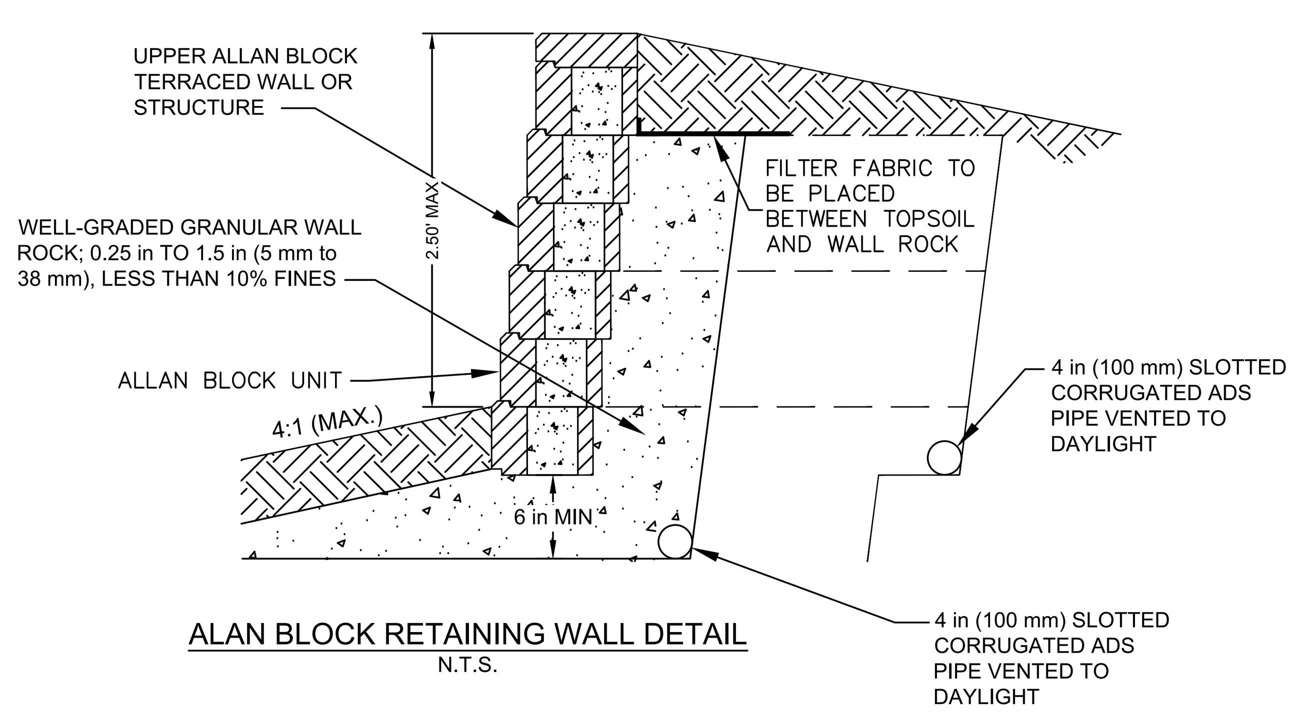
NO PARKING - FIRE LANE SIGN DETAIL
N.T.S.



STOP SIGN DETAIL
MULTI-LANE
N.T.S.

STOP SIGN DETAIL
SINGLE LANE
N.T.S.

REFER TO DESIGN DETAILS: ALLAN BLOCK TYPICAL REINFORCED WALL APPLICATION FOR ALL OTHER NOTES, DETAILS AND SPECIFICATIONS.



ALAN BLOCK RETAINING WALL DETAIL
N.T.S.

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DETAIL SHEET
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SHEET
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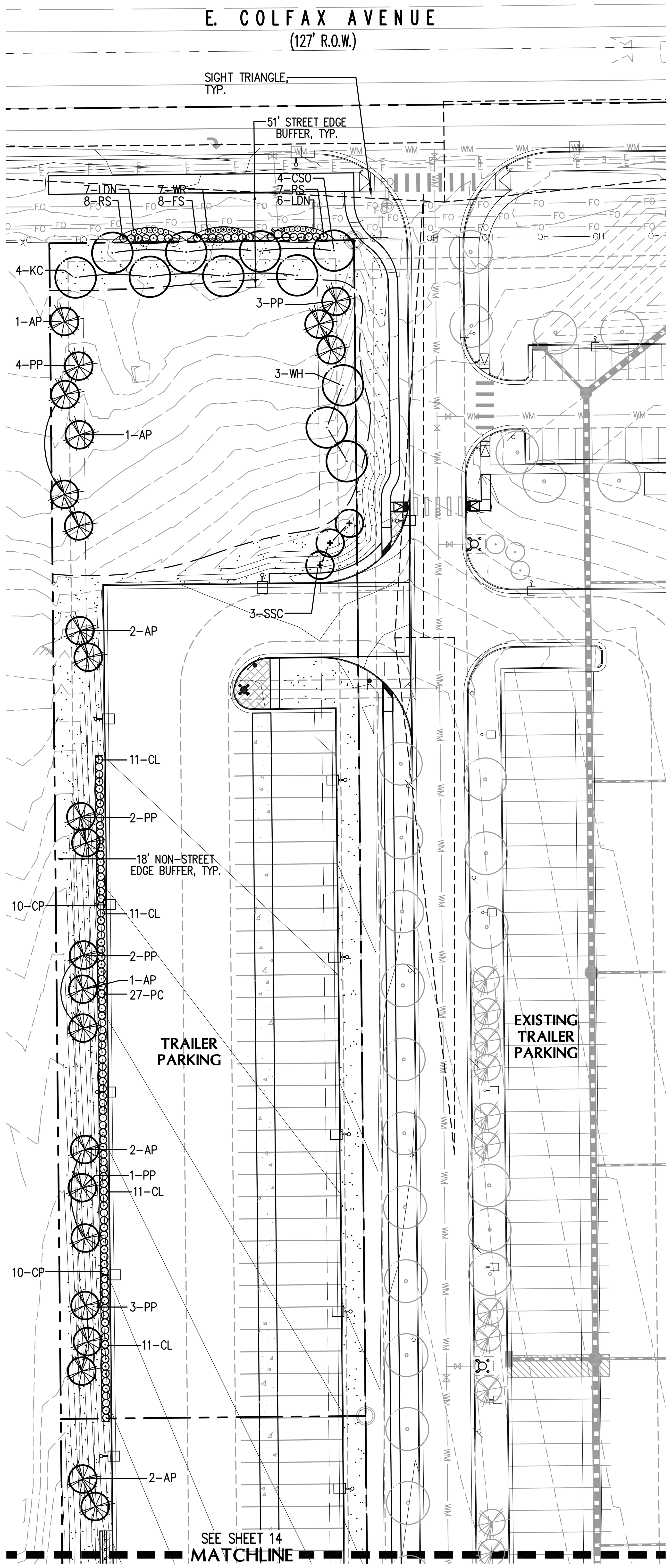


OVERALL SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	790,787	
BUILDING COVERAGE	n/a	
HARD SURFACE AREA	174,885	22
LANDSCAPE AREA	615,902	78
COOL SEASON GRASSES % OF LANDCAPE AREA	0	0

DETENTION POND LANDSCAPE REQUIREMENTS

POND AREA	TREES REQUIRED (1 TREE/4000 S.F.)	TREES PROVIDED	SHRUBS REQUIRED (10 SHRUBS/4000 S.F.)	SHRUBS PROVIDED
DETENTION POND 26,171 S.F.	7	14*	65	0*

* 7 TREES SUBSTITUTED FOR 65 SHRUBS.

CURBSIDE LANDSCAPE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DISCRIPTION BUFFER DISCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED	EVERGREEN TREE PERCENTAGE
E. COLFAX AVENUE CURBSIDE 165 L.F.	N/A	N/A	N/A	(1 TREE/40 L.F.) 4	N/A	4*	N/A	N/A	N/A
E. COLFAX AVENUE– STREET FRONTAGE BUFFER 165 L.F.	25'	51'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 4	(10 SHRUBS/40 L.F.) 41	4	43	–	N/A
WEST NON–STREET BUFFER 723 L.F.	18'	18'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 18	(5 SHRUBS/40 L.F.) 90	21	90	–	100%
WEST SPECIAL LANDSCAPE BUFFER 684 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/25 L.F.) 27	(10 SHRUBS/25 L.F.) 274	27	299	–	100%
			TOTALS	53	405	56	432	–	

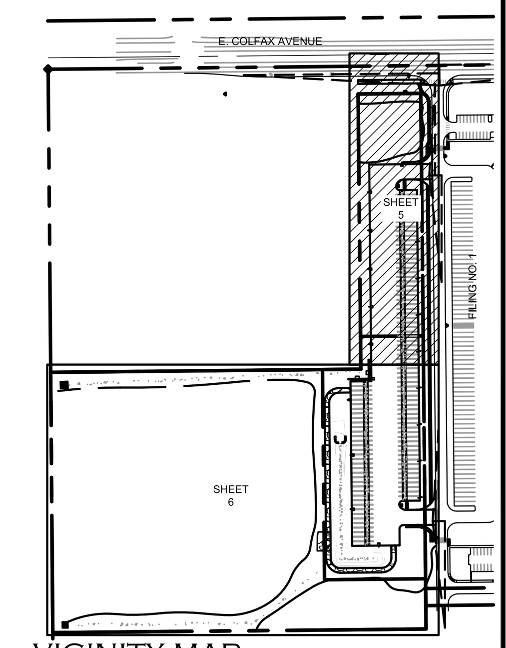
* DUE TO PRESENCE OF EXISTING UTILITIES WITHIN THE CURBSIDE LANDSCAPE, THE REQUIRED STREET TREES WERE LOCATED BEHIND THE BACK OF WALK.

LANDSCAPE NOTES:

1. THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
2. ALL NON-IRRIGATED UPLAND SEED MIX AREAS SHALL HAVE A SOILS TEST PERFORMED AS PER THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT URBAN STORM DRAINAGE CRITERIA MANUAL VOL. 2, CHAPTER 13, SECTIONS 3.4 AND 3.5, FOR SOIL AMENDMENT INFORMATION AND APPLICATION.
3. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH DARK GREEN STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING)
4. ALL MONUMENT SIGN SHRUB BEDS SHALL BE MULCHED WITH 2" WOOD BARK MULCH WITHOUT LANDSCAPE FABRIC.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN UPON COMPLETION OF THE CONSTRUCTION OF THE EXPANDED PARKING LOT.
8. SITE LIGHTING SHALL CONSIST OF:
   PARKING – 25' HT. POLE MOUNTED LED AREA LIGHT
9. ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT, ALL LOADING DOCK AREAS TO BE CONSTRUCTED OF CONCRETE. ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE.
10. LANDSCAPE MATERIALS SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
11. ALL FIRE HYDRANTS WILL 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, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE EIGHT (8) FEET.
12. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
13. A 8–FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
14. ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

PLANT LIST

SYM.	QTY	KEY	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
			DECIDUOUS SHADE TREES			
	7	WH	Western hackberry Celtis occidentalis	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	4	CSO	Crimson Spire Oak Quercus alba x robur 'Crimson Spire'	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	4	KC	Kentucky Coffeetree Gymnocladus diocicus 'Espresso'	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
			ORNAMENTAL TREES			
	8	SSC	Spring Snow Crabapple, Malus sp. 'Spring Snow'	2" cal.	Specimen quality, full crown, B&B, staked	Low
			EVERGREEN TREES			
	30	AP	Austrian Pine Pinus nigra	6' ht.	Specimen quality, full form, B&B, guyed	Low
	29	PP	Pinon Pine Pinus cembroides edulis	6' ht.	Specimen quality, full form, B&B, guyed	Low
			DECIDUOUS SHRUBS			
	7	WR	Winnipeg Parks Shrub Rose Rosa 'Winnipeg Parks'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
	13	LDN	Little Devil Ninebark Physocarpus opulifolius 'Little Devil'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
	44	CL	Chinese Lilac Syringa chinensis	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
	40	CP	Cheyenne Privet Ligustrum vulgare 'Cheyenne'	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
	8	FS	Fragrant Sumac Rhus aromatica	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
	27	PC	Peking Cotoneaster Cotoneaster lucidus	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
	15	RS	Russian Sage Perovskia atriplicifolia	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
	80	TWS	Tall Western Sage Artemisia tridentata	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
	103	LMM	Littleleaf Mountain Mahogany Cercocarpus intricatus	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low
	62	TGR	Tall Green Rabbitbrush Ericameria nauseosa spp. nauseosa var. glabrata	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low
	49	BBR	Baby Blue Rabbitbrush Ericameria nauseosa spp. nauseosa var. speciosa	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low



VICINITY MAP

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- EXISTING FILING NO. 1 DECIDUOUS TREE
- EXISTING FILING NO. 1 EVERGREEN TREE

GROUNDCOVER LEGEND:

- COA NON-IRRIGATED SANDY TO CLAY LOAM SEED MIX
- COA NON-IRRIGATED DAMP OR LOW AREA SEED MIX
- SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

SITE LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SITE LIGHT
- PROPOSED DIRECTION SIGN

REFER TO SHEET 15 FOR LANDSCAPE DETAILS

NORTH SCALE: 1"=40'-0"
0 20 40 80'

NOT FOR CONSTRUCTION

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STAFFORD TRAILER PARK
LANDSCAPE PLAN
AURORA, CO

DATE	REMARKS
02.14.2023	PLANNING SUBMITTAL
05.16.2023	PLANNING RESUBMITTAL
07.21.2023	PLANNING RESUBMITTAL

JOB NO.:	23.100
PA / PM:	KTS
DESIGNED:	KTS
DATE:	02.13.23
PLOT DATE:	02.13.23

SHEET
13

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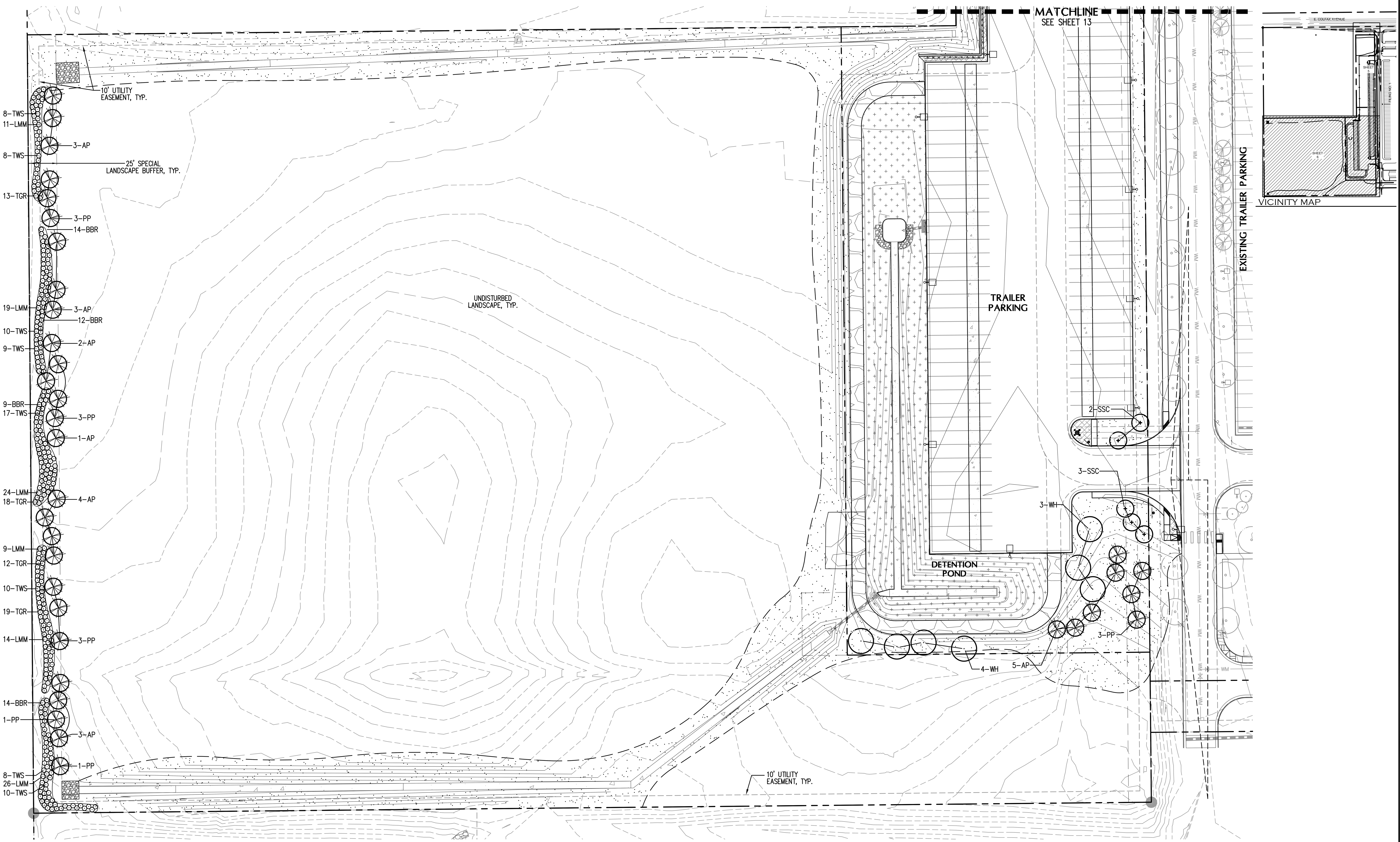

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- EXISTING FILING NO. 1 DECIDUOUS TREE
- EXISTING FILING NO. 1 EVERGREEN TREE

GROUNDCOVER LEGEND:

- COA NON-IRRIGATED SANDY TO CLAY LOAM SEED MIX
- COA NON-IRRIGATED DAMP OR LOW AREA SEED MIX
- SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

SITE LEGEND

- KNOX BOX
- FDC WITH APPROVED KNOX HARDWARE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED ADA ROUTE
- PROPOSED SITE LIGHT
- PROPOSED STREET LIGHT

REFER TO SHEET 13 FOR CITY LANDSCAPE REQUIREMENTS PLANT LIST AND NOTES

REFER TO SHEET 15 FOR LANDSCAPE DETAILS

NORTH

SCALE: 1"=40'-0"

0 20 40 80'

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STAFFORD TRAILER PARK
LANDSCAPE PLAN
AURORA, CO

DATE	REMARKS
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SHEET
14

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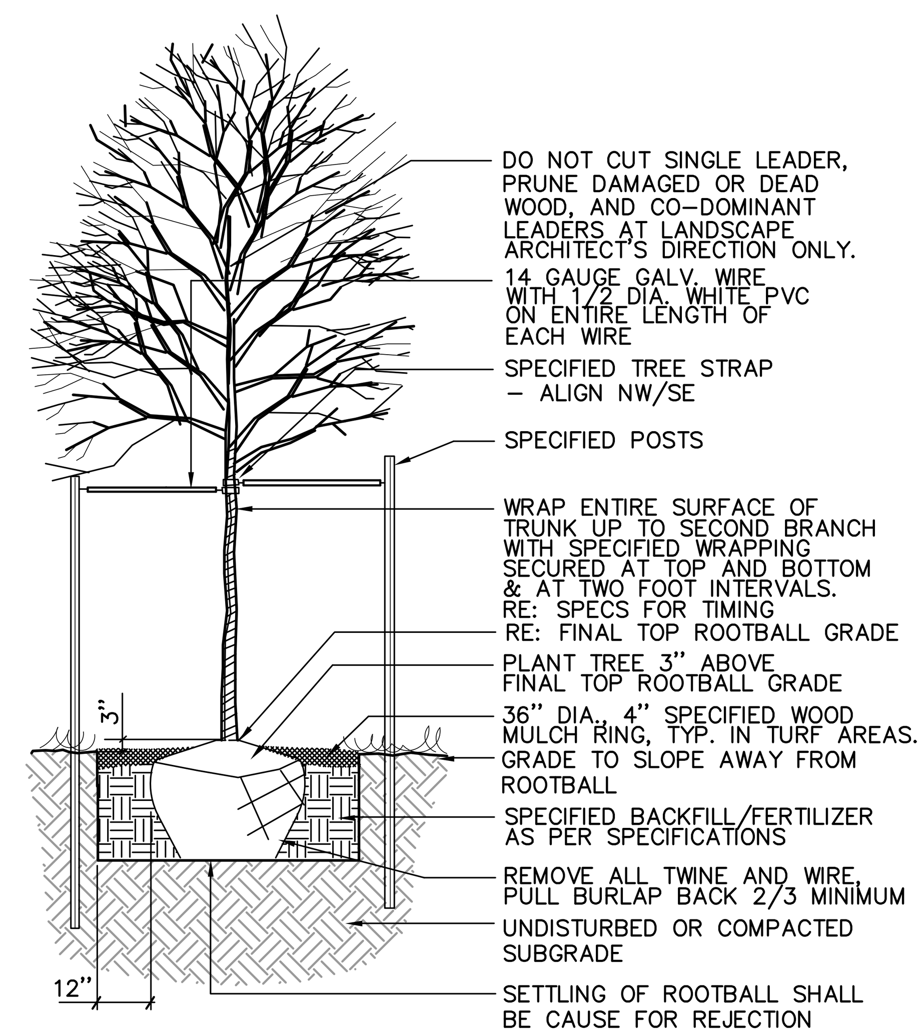
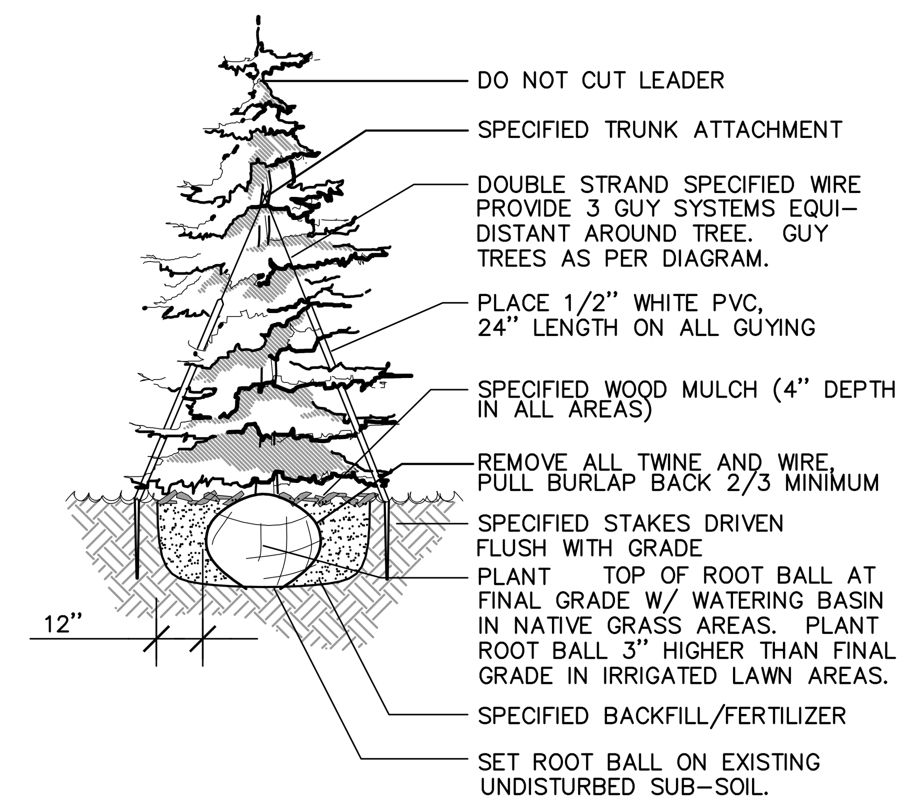


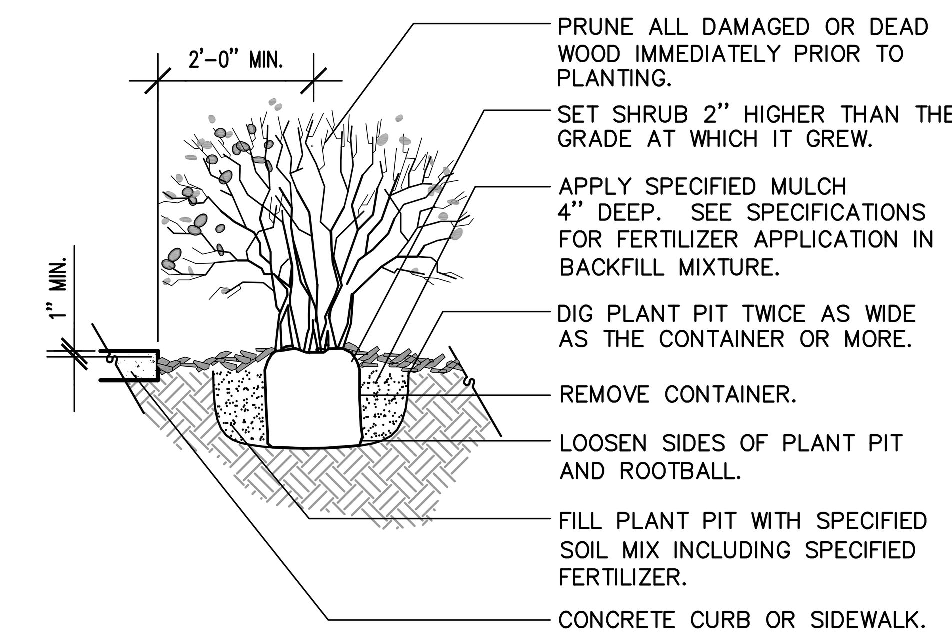
1 DECIDUOUS TREE PLANTING
N.T.S.



NOTES:

1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

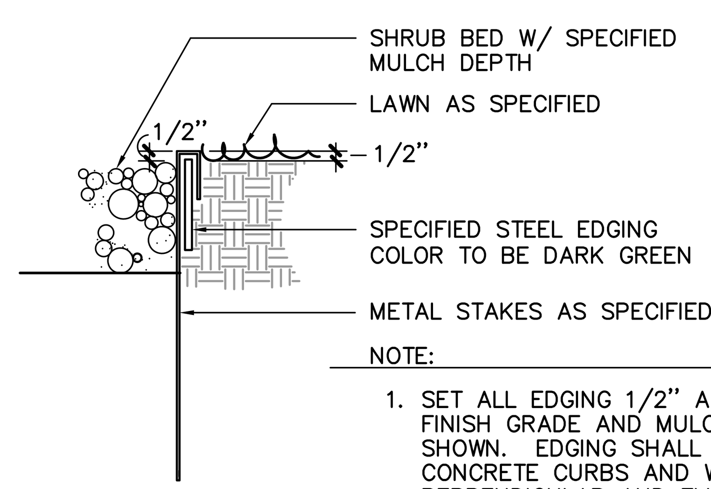
2 EVERGREEN TREE PLANTING
N.T.S.



NOTES:

1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

3 SHRUB PLANTING DETAIL
N.T.S.



NOTE:

1. SET ALL EDGING 1/2" ABOVE FINISH GRADE AND MULCH AS SHOWN. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH W/ GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.

4 STEEL EDGER DETAIL
N.T.S.

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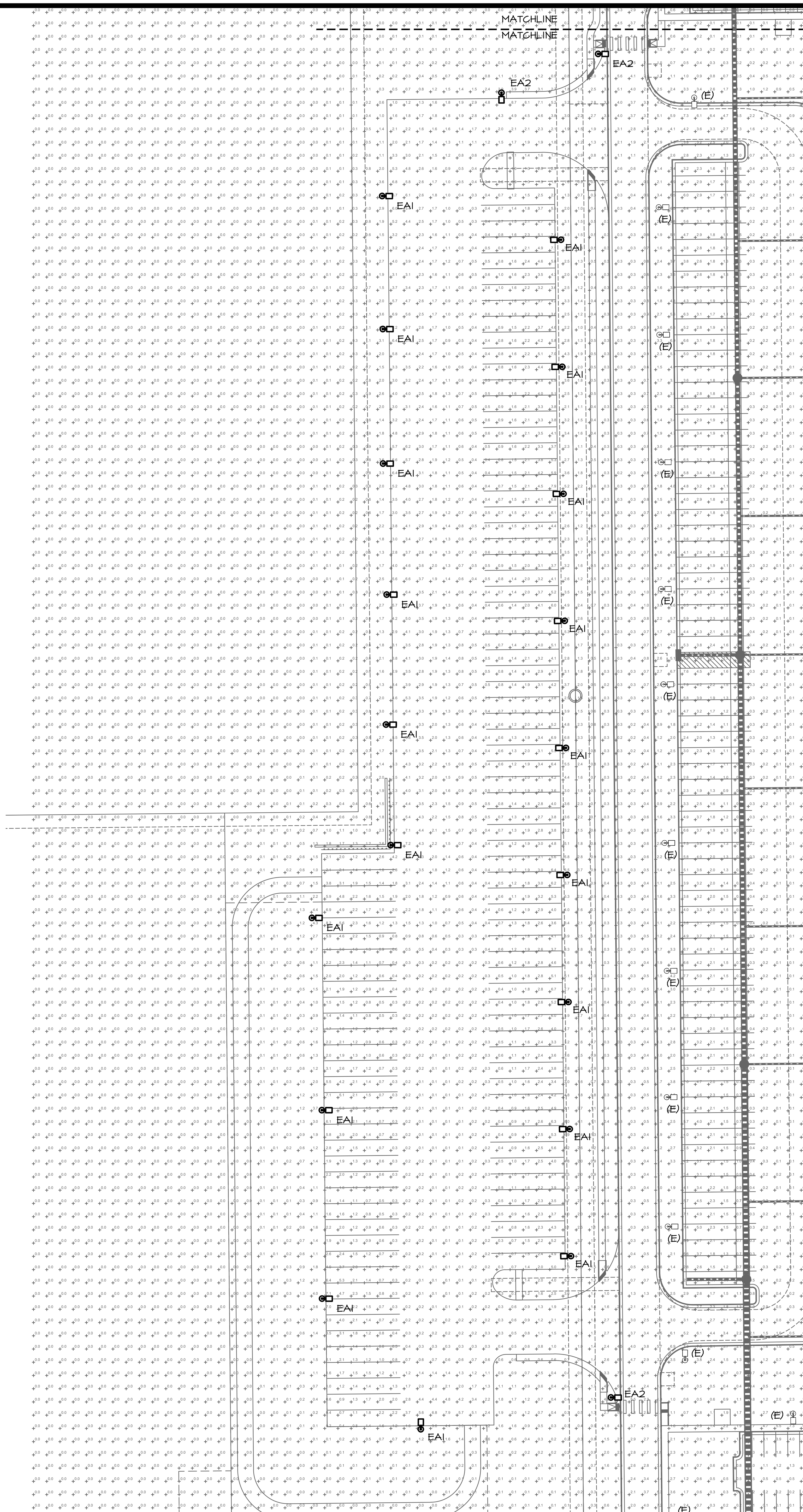
STAFFORD TRAILER PARK
LANDSCAPE DETAILS
AURORA, CO

DATE	REMARKS
02.14.2023	PLANNING SUBMITTAL
05.16.2023	PLANNING RESUBMITTAL
07.21.2023	PLANNING RESUBMITTAL

JOB NO.:	23.100
PA / PM:	KTS
DESIGNED:	KTS
DATE:	02.13.23
PLOT DATE:	02.13.23

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



1 PHOTOMETRIC SITE PLAN
E0.0 SCALE: 1" = 50'
NORTH

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #: 4291.06

LIGHTING GENERAL NOTES

A. LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.

B. CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.

C. ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING AND ADJACENT PROPERTIES ARE NOT INCLUDED.

D. ALL LIGHT FIXTURES ARE FULL-CUTOFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE. ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE.

E. ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK WITH PHOTOCELL TO ALLOW LIGHTS TO BE TURNED "ON" ONLY DURING NON-DAYLIGHT HOURS.

F. A STATEMENT OF CERTIFICATION WILL BE PROVIDED ADDRESSING ACCOUNTABILITY FOR THE CONTENT AND ACCURACY OF THE SUBMITTED LIGHTING PLAN AND THE INSTALLATION OF THE LIGHTS ACCORDING TO THE APPROVED LIGHTING PLAN. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE COMPLIANCE TO ALL STANDARDS IN EFFECT. (ORIG. 7-23-02; RELOC. 12-13-16).

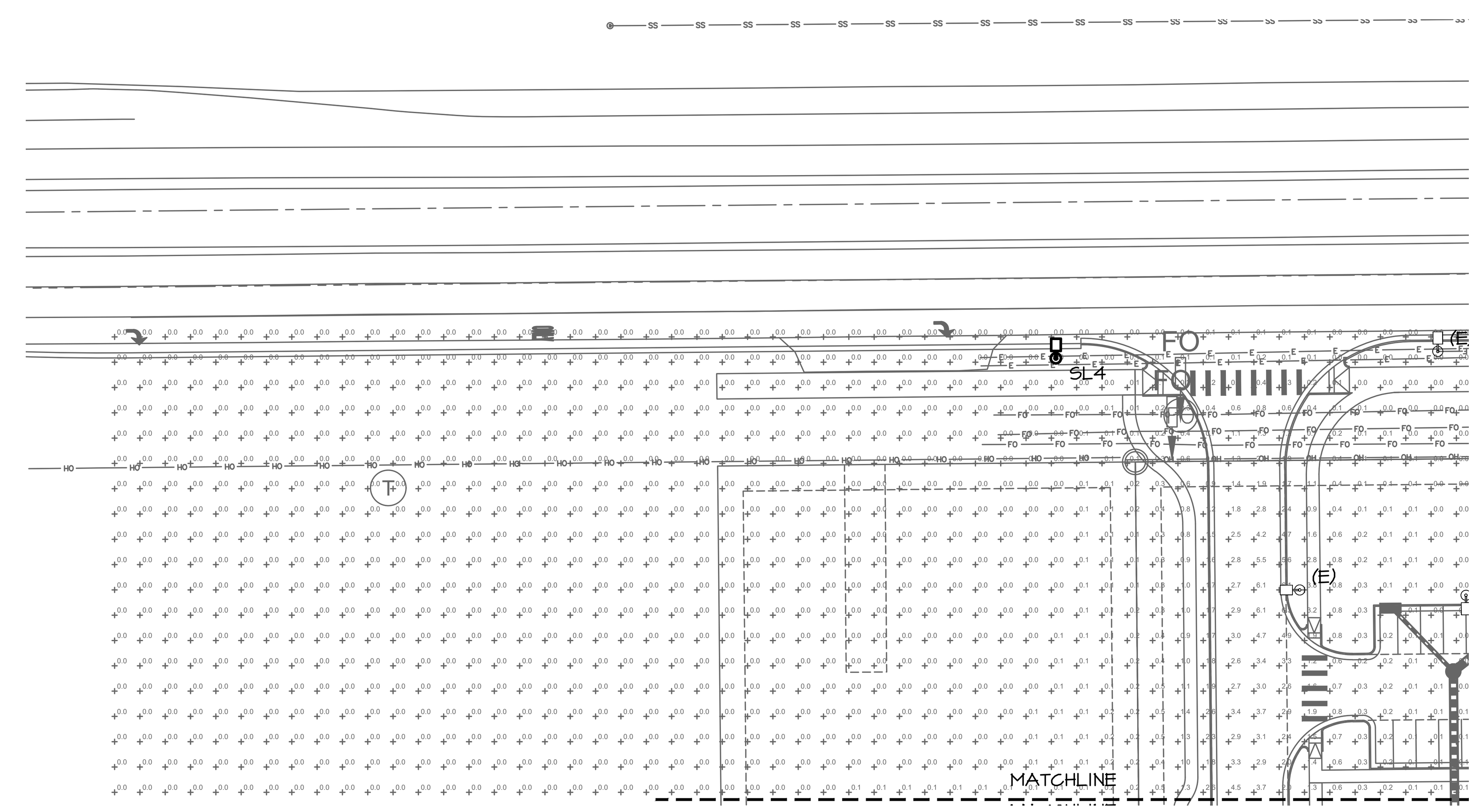
G. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.

LIGHTING FIXTURES LEGEND

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

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH PRIVATE PED. CROSSING		3.8 fc	6.8 fc	1.4 fc	4.9:1	2.7:1
OVERALL SITE	+	0.8 fc	8.7 fc	0.0 fc	N/A	N/A
SOUTH PRIVATE PED. CROSSING		3.4 fc	7.5 fc	1.0 fc	7.5:1	3.4:1
TRAILER YARD		1.8 fc	8.7 fc	0.1 fc	87.0:1	18.0:1



2 PHOTOMETRIC SITE PLAN - NORTH
E0.0 SCALE: 1" = 50'
NORTH

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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER TRAILER PARKING SITE PLAN
PHOTOMETRIC SITE PLAN

AURORA, CO

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	EDR
DESIGNED:	CRW
DATE:	06-16-2023
PLOT DATE:	

SHEET
E0.0

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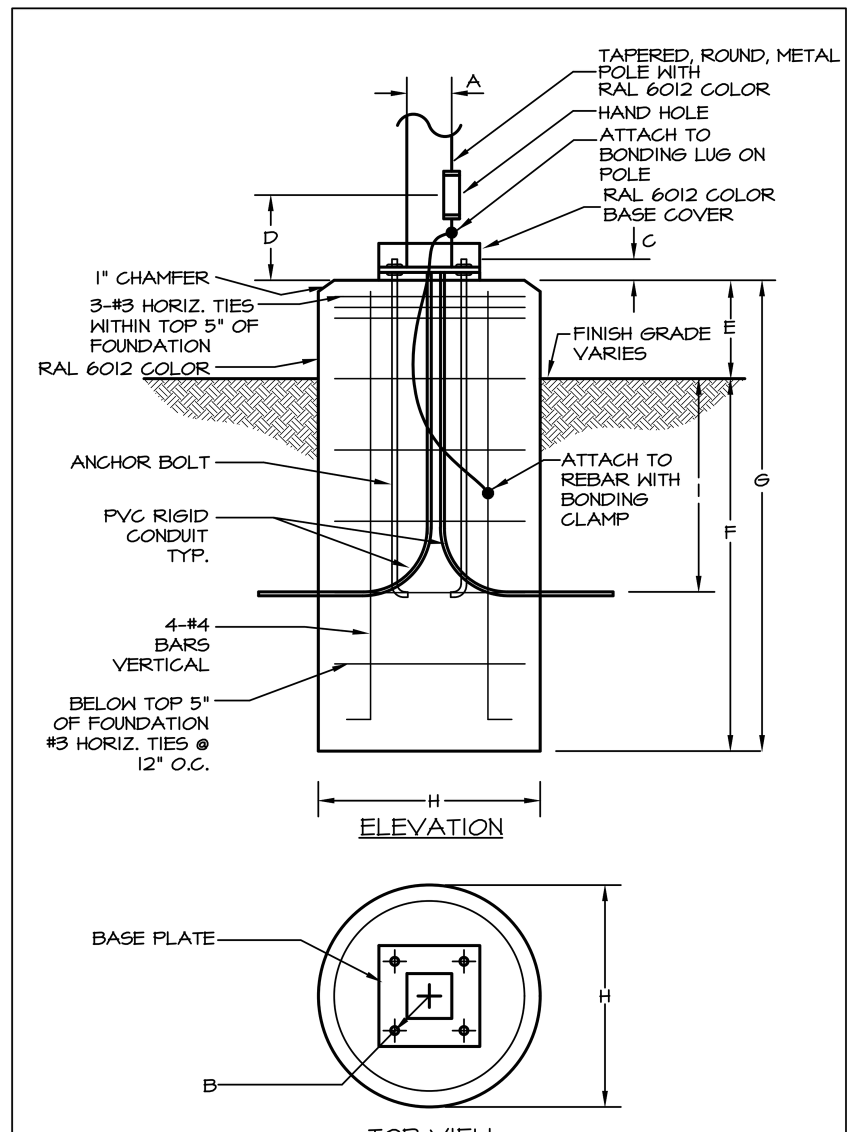
AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #: 4291.06



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EA1, EA2	25'0"	4"	PER MANUFACTURER				2'4"	8'0"	10'4"	24"	36"

2 | POLE BASE DETAIL
SCALE: NONE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE				MAX WATTS	LUMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING INFORMATION		NOTES
					QTY	WATT	TYPE	CCT/CRI					LOCATION	BOF/RFD/OFH	
EA1	AREA LIGHT POLE WITH SINGLE HEAD, TYPE 4 DISTRIBUTION, BACKSIDE CUTOFF SHIELD	VISIONAIRE	VMX-II-T4-80LC-10-4K-UNV-AM-BZ-CLS	120/277	1	272	LED	4000/70	272	29231	NONE	DARK BRONZE	POLE	25'-0" OFH	
EA2	AREA LIGHT POLE WITH SINGLE HEAD, TYPE 3 DISTRIBUTION, BACKSIDE CUTOFF SHIELD	VISIONAIRE	VMX-II-T3-80LC-10-4K-UNV-AM-BZ-CLS	120/277	1	272	LED	4000/70	272	30273	NONE	DARK BRONZE	POLE	25'-0" OFH	
SL4	POLE MOUNTED SINGLE LED AREA LIGHT WITH TYPE II DISTRIBUTION, INTEGARL PHOTOCELL, STEEL ROUND TAPERED POLE ON CONCRETE CAISSON	EATON-ARCHEON	HEAD: ARCH-L-AF72-250-D-U-T2R-7030-4N7-10K-AP-OA/RAI014 POLE: HPS-3-30110	120	1	251	LED	3000K	251				POLE	30'-0" BOF	1,2

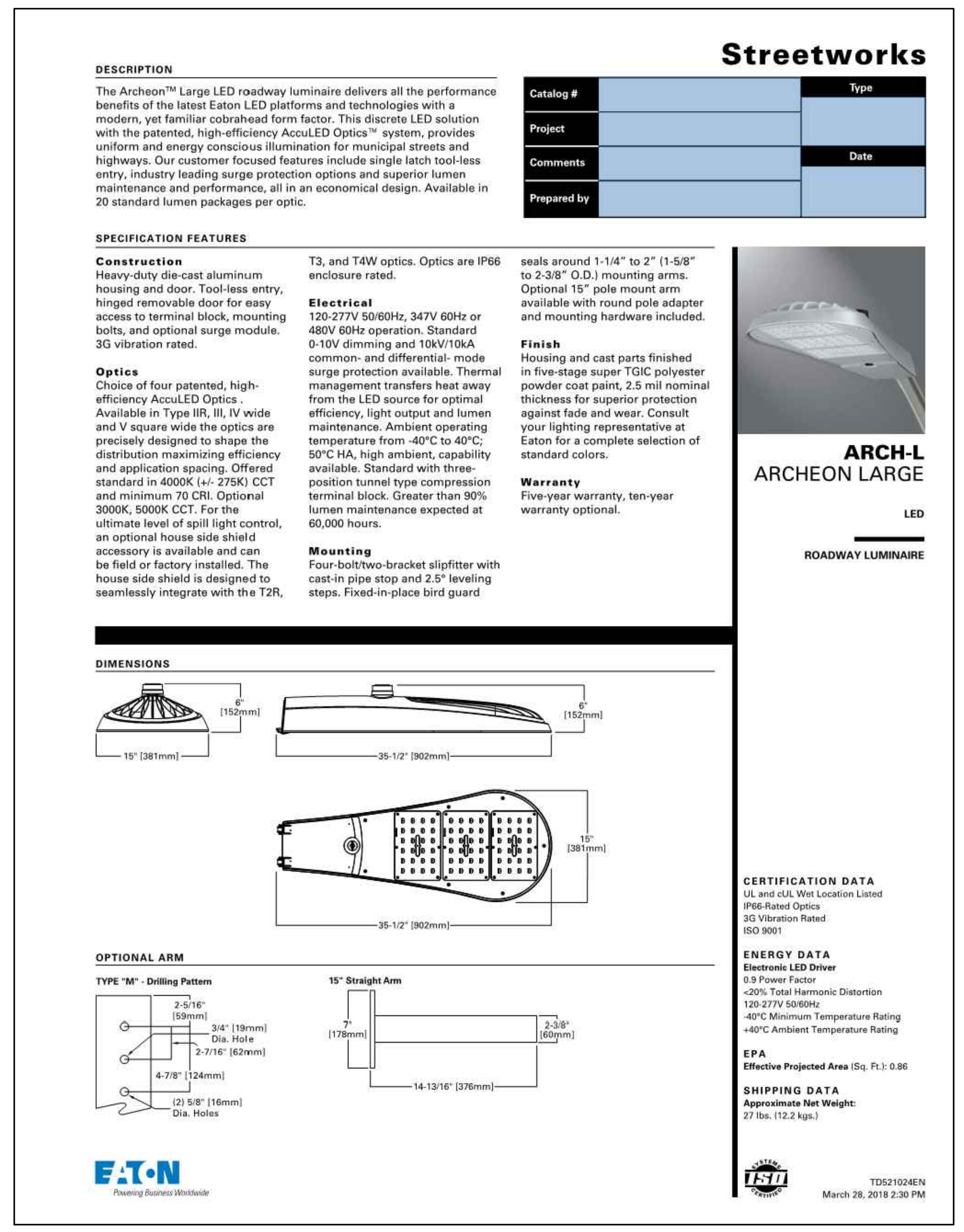
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

A. ALL LED LAMPS AND/OR FIXTURES SHALL BE 4000K COLOR TEMPERATURE AND A MINIMUM OF 70CRI, UON.
B. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
C. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
D. ALL FINISH SELECTIONS SHALL BE VERIFIED BE ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
E. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
F. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C., AND RATED FOR OUTDOOR USE.
G. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIME CLOCK WITH AUTOMATIC ON 30 MINUTES PRIOR TO SUNSET, AUTOMATIC OFF 30 MINUTES AFTER SUNRISE. POLE MOUNTED LIGHTING FIXTURES IN PARKING AREAS 50 FT OR GREATER FROM THE BUILDINGS SHALL BE TURNED OFF 1 HOUR AFTER END OF NORMAL BUSINESS HOURS AT NIGHT AND SHALL BE TURNED ON 1 HOUR BEFORE NORMAL BUSINESS HOURS IN THE MORNING.

SPECIFIC NOTES:

1. PROVIDE GRAY FIXTURE HEAD FINISH AND GALVANIZED STEEL POLE PER COA STANDARDS.
2. LUMINAIRE CONTAINS INTEGRAL PHOTOCONTROL. (2)#14 AWG LIGHTING CONTROL WIRING IS WAIVED BY COA ENGINEER FOR LUMINAIRES WITH PHOTOCONTROL CAPABILITIES



Streetworks

DESCRIPTION

The Archeon™ Large LED roadway luminaire delivers all the performance benefits of the latest Eaton LED platforms and technologies with a modern, yet familiar cobrahead form factor. This discrete LED solution with the patented, high-efficiency AccuLED Optics™ system, provides uniform and energy conscious illumination for municipal streets and highways. Our customer focused features include single latch tool-less entry, industry leading surge protection options and superior lumen maintenance and performance, all in an economical design. Available in 20 standard lumen packages per optic.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-duty die-cast aluminum housing and door. Tool-less entry, hinged removable door for easy access to terminal block, mounting bolts, and optional surge module. 3G vibration rated.

Optics
Choice of four patented, high-efficiency AccuLED Optics . Available in Type IIR, III, IV wide and V square wide the optics are precisely designed to shape the distribution maximizing efficiency and application spacing. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K CCT. For the ultimate level of spill light control, an optional house side shield accessory is available and can be field or factory installed. The house side shield is designed to seamlessly integrate with the T2R, T3, and T4W optics. Optics are IP66 enclosure rated.

Electrical
120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard 0-10V dimming and 10kV/10kA common- and differential- mode surge protection available. Thermal management transfers heat away from the LED source for optimal efficiency, light output and lumen maintenance. Ambient operating temperature from -40°C to 40°C; 50°C HA, high ambient, capability available. Standard with three-position tunnel type compression terminal block. Greater than 90% lumen maintenance expected at 60,000 hours.

Mounting
Four-bolt/two-bracket slipfitter with cast-in pipe stop and 2.5° leveling steps. Fixed-in-place bird guard seals around 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) mounting arms. Optional 15" pole mount arm available with round pole adapter and mounting hardware included.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult your lighting representative at Eaton for a complete selection of standard colors.

Warranty
Five-year warranty, ten-year warranty optional.

ARCH-L
ARCHEON LARGE
LED
ROADWAY LUMINAIRE

DIMENSIONS

6" [152mm]
15" [381mm]
6" [152mm]
35-1/2" [902mm]
15" [381mm]
35-1/2" [902mm]

OPTIONAL ARM

TYPE "M" - Drilling Pattern
2-5/16" [59mm]
3/4" [19mm] Dia. Hole
2-7/16" [62mm]
4-7/8" [124mm]
(2) 5/8" [16mm] Dia. Holes

15" Straight Arm
7" [178mm]
2-3/8" [60mm]
14-13/16" [376mm]

CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated Optics
3G Vibration Rated
ISO 9001

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

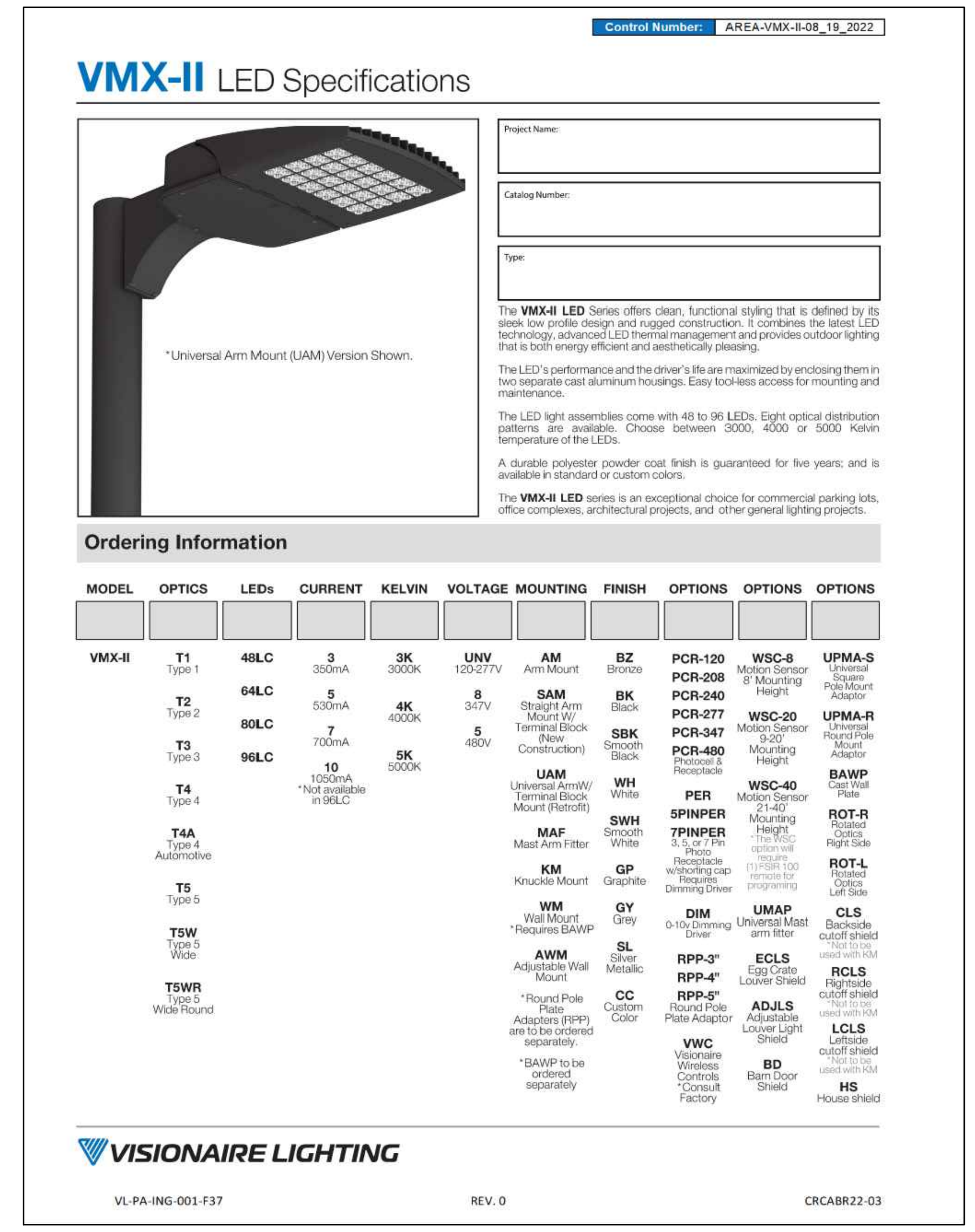
EPA
Effective Projected Area (Sq. Ft.): 0.86

SHIPPING DATA
Approximate Net Weight:
27 lbs. (12.2 kgs.)

EATON
Powering Business Worldwide

TD521024EN
March 28, 2018 2:30 PM

3 | SL4
SCALE: NONE



Control Number: AREA-VMX-II-08_19_2022

VMX-II LED Specifications

*Universal Arm Mount (UAM) Version Shown.

Project Name:

Catalog Number:

Type:

The **VMX-II LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 48 to 96 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VMX-II LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VMX-II	T1 Type 1 T2 Type 2 T3 Type 3 T4 Type 4 T4A Type 4 Automotive T5 Type 5 T5W Type 5 Wide T5WR Type 5 Wide Round	48LC 64LC 80LC 96LC	3 350mA 5 530mA 7 700mA 10 1050mA *Not available in 96LC	3K 3000K 4K 4000K 5K 5000K	UNV 120-277V 8 347V 5 480V	AM Arm Mount SAM Straight Arm Mount W/ Terminal Block (New Construction) UAM Universal ArmW/ Terminal Block Mount (Retrofit) MAF Mast Arm Fitter KM Knuckle Mount WM Wall Mount *Requires BAWP AWM Adjustable Wall Mount *Round Pole Plate Adapters (RPP) are to be ordered separately. *BAWP to be ordered separately	BZ Bronze BK Black SBK Smooth Black WH White SWH Smooth White GP Graphite GY Grey SL Silver Metallic CC Custom Color	PCR-120 PCR-208 PCR-240 PCR-277 PCR-347 PCR-480 Photocell & Receptacle PER 5PINPER 7PINPER 3, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver DIM 0-10v Dimming Driver RPP-3" RPP-4" RPP-5" Round Pole Plate Adaptor VWC Visionaire Wireless Controls *Consult Factory	WSC-8 Motion Sensor 8' Mounting Height WSC-20 Motion Sensor 9-20' Mounting Height WSC-40 Motion Sensor 21-40' Mounting Height *The WSC option will require (1) FSIR-100 remote for programing UMAP Universal Mast arm fitter ECLS Egg Crate Louver Shield ADJLS Adjustable Louver Light Shield BD Barn Door Shield	UPMA-S Universal Square Pole Mount Adaptor UPMA-R Universal Round Pole Mount Adaptor BAWP Cast Wall Plate ROT-R Rotated Optics Right Side ROT-L Rotated Optics Left Side CLS Backside cutoff shield *Not to be used with KM RCLS Rightside cutoff shield *Not to be used with KM LCLS Leftside cutoff shield *Not to be used with KM HS House shield

VISIONAIRE LIGHTING

VL-PA-ING-001-F37 REV. 0 CRCABR22-03

1 | EA1, EA2
SCALE: NONE

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FOR AND ON BEHALF OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
TRAILER PARKING SITE PLAN
PHOTOMETRIC DETAILS

AURORA, CO

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	EDR
DESIGNED:	CRW
DATE:	06-16-2023
PLOT DATE:	

SHEET
E0.1
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NOT FOR CONSTRUCTION