

SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA TOWN CENTER DESIGN STANDARDS.

3. A PUBLIC EASEMENT FOR INGRESS AND EGRESS AND FOR ACCESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE."

4. ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2017.

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

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

7. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY. REFER TO AURORA TOWN CENTER DESIGN STANDARDS FOR SCREENING.

11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETCETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

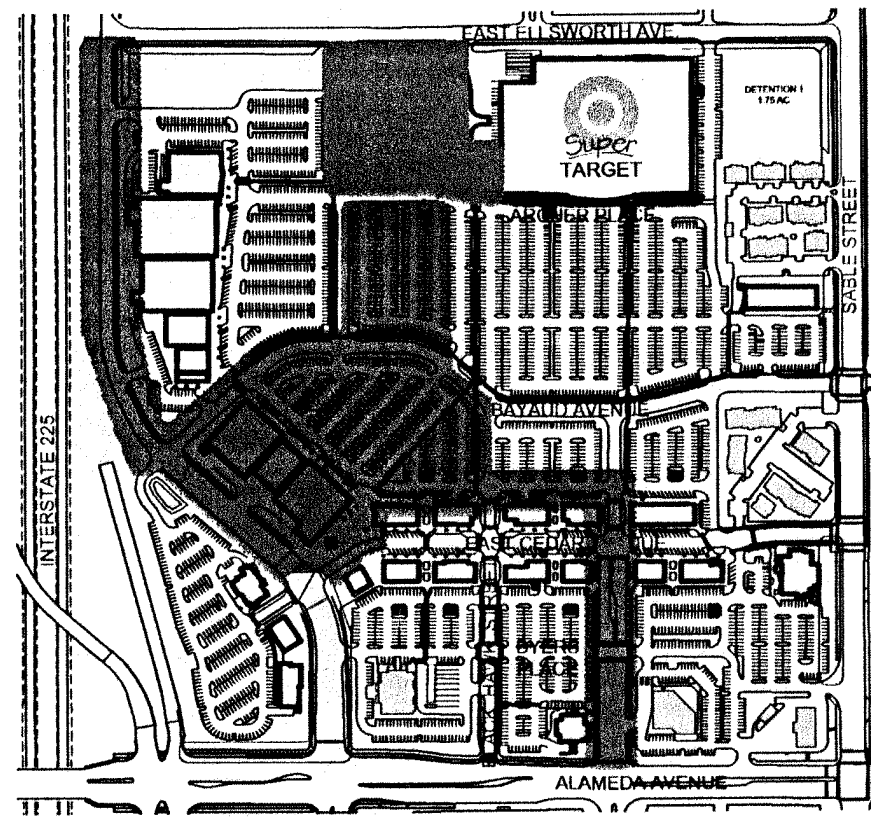
16. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(c) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY.

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

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

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

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



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

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

DATA:

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

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

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

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

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

11.06.2023 MA: CN 2001-6045-05 - Facade Modification to west and south side of building Major C.

ADDITIONAL NOTE: THE 2021 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

SIGNATURE BLOCK:

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

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

PRESENTS TO BE EXECUTED THIS 9<sup>TH</sup> DAY OF APRIL AD. 20 003.  
BY: Stewart A. Miller  
(Principals or Owners)

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

WITNESS MY HAND AND OFFICIAL SEAL

Barbara McElroy  
(Notary Public)

Notary  
Seal

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

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Bob Ryan DATE: 4-12-02  
PLANNING DIRECTOR: Donna J. Balkas DATE: 4-12-02  
PLANNING COMMISSION: NA DATE: 10-10-02  
CITY COUNCIL: NA DATE: \_\_\_\_\_  
ATTEST: NA DATE: \_\_\_\_\_

RECORDER'S CERTIFICATE:

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

DEVELOPER:

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

CIVIL ENGINEER:

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

DESIGN ARCHITECT:

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

ARCHITECT:

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

LANDSCAPE ARCHITECTURE:

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

SITE LIGHTING

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

Design Architect

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

A Project For

MILLER  
WEINGARTEN

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

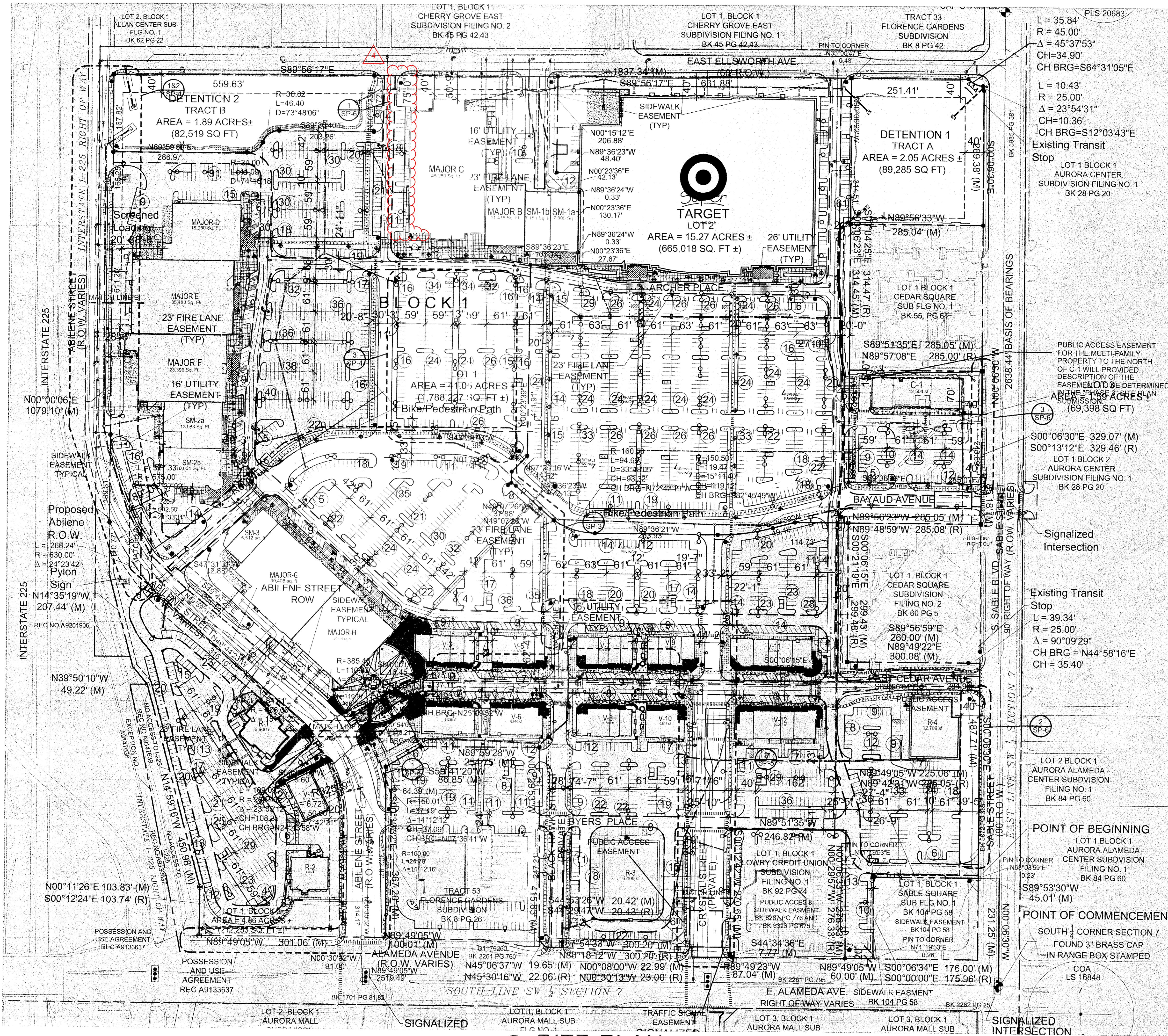
SITE PLAN SUBMITTAL - LOT 1  
AURORA TOWN CENTER  
PHASE II  
(LEBANC)  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
ALAMEDA AVENUE & SABLE STREET

Consultant

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

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

Sheet Title  
Cover Sheet  
SP-1  
Sheet Number



**LEGEND:**

- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED 12" WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED TELEPHONE LINE
- PROPOSED STORM SEWER
- PROPOSED EASEMENT
- ACCESSIBLE ROUTE OF TRAVEL 60" MIN. PATH WIDTH
- 23' FIRE LANE EASEMENT
- 29' MIN. RADIUS, 52' MAX. RADIUS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED DECORATIVE LIGHTING
- PROPOSED SITE LIGHTING
- TRAFFIC DIRECTIONAL ARROW
- LANDSCAPED AREA
- HANDICAP PARKING STALL
- PROPOSED HANDICAP SIGNAGE
- PARKING COUNT PER ROW
- CART CORRAL LOCATION
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- MANHOLE
- CURB INLET
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- STOP SIGN LOCATIONS
- FIRE DEPT. CONNECTION
- PHASE Ia AREA
- PHASE II AREA
- PHASE 3 AREA
- AREA NOT IN SUBMITTAL

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

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T. 720.528.2789 E. 720.528.2774  
5500 UTC Parkway, Suite 450  
Greenwood Village, CO 80111

Design Architect  
DAVID OWEN TRYBA  
ARCHITECTS  
2100 S. W. 10th Ave., Suite 200  
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**SITE PLAN SUBMITTAL - LOT 1  
AURORA TOWN CENTER  
PHASE II  
(LEBANC)**  
(LIFESTYLE ELLSWORTH BAYAUD ABILENE NORTH CEDAR)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

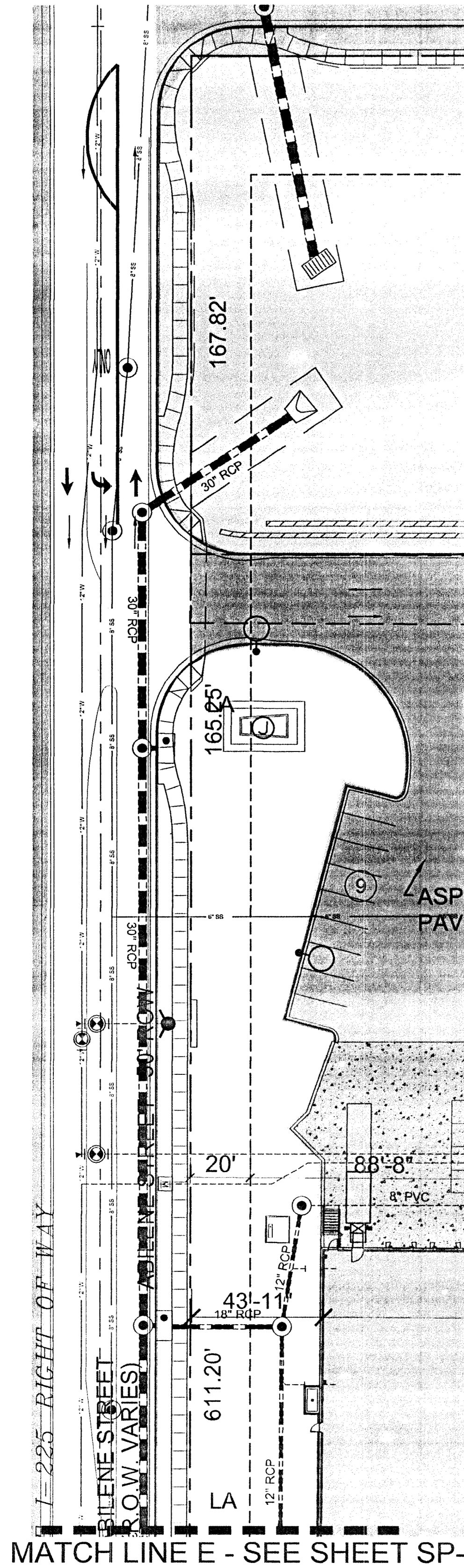
Consultant

**Revision 02/18/03  
Revision 08/09/02  
4th Submittal: 04.05.02  
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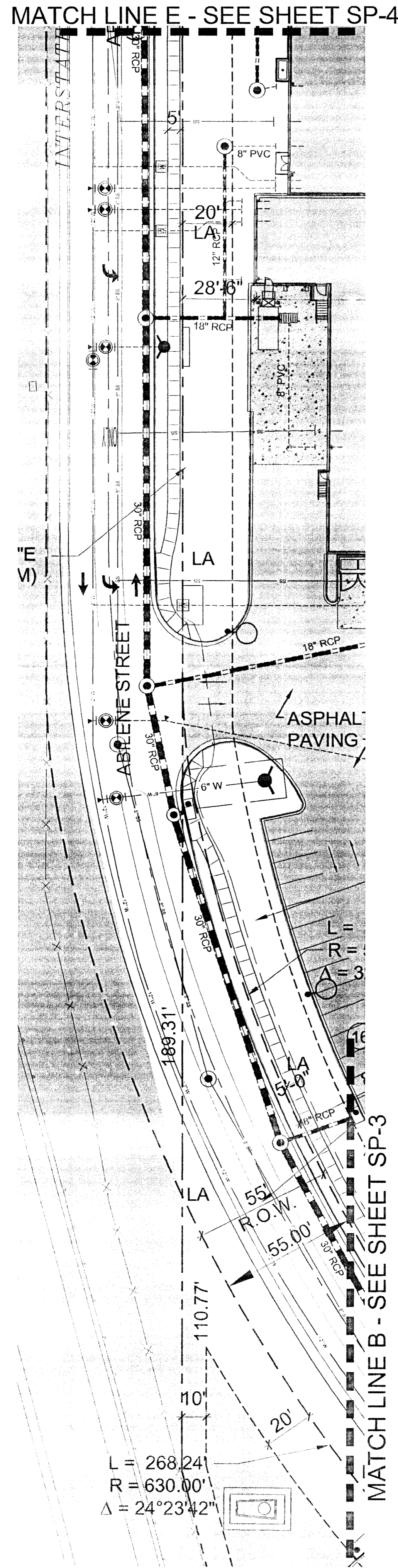
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Sheet Title  
**SITE PLAN**  
**SP-2**  
Sheet Number

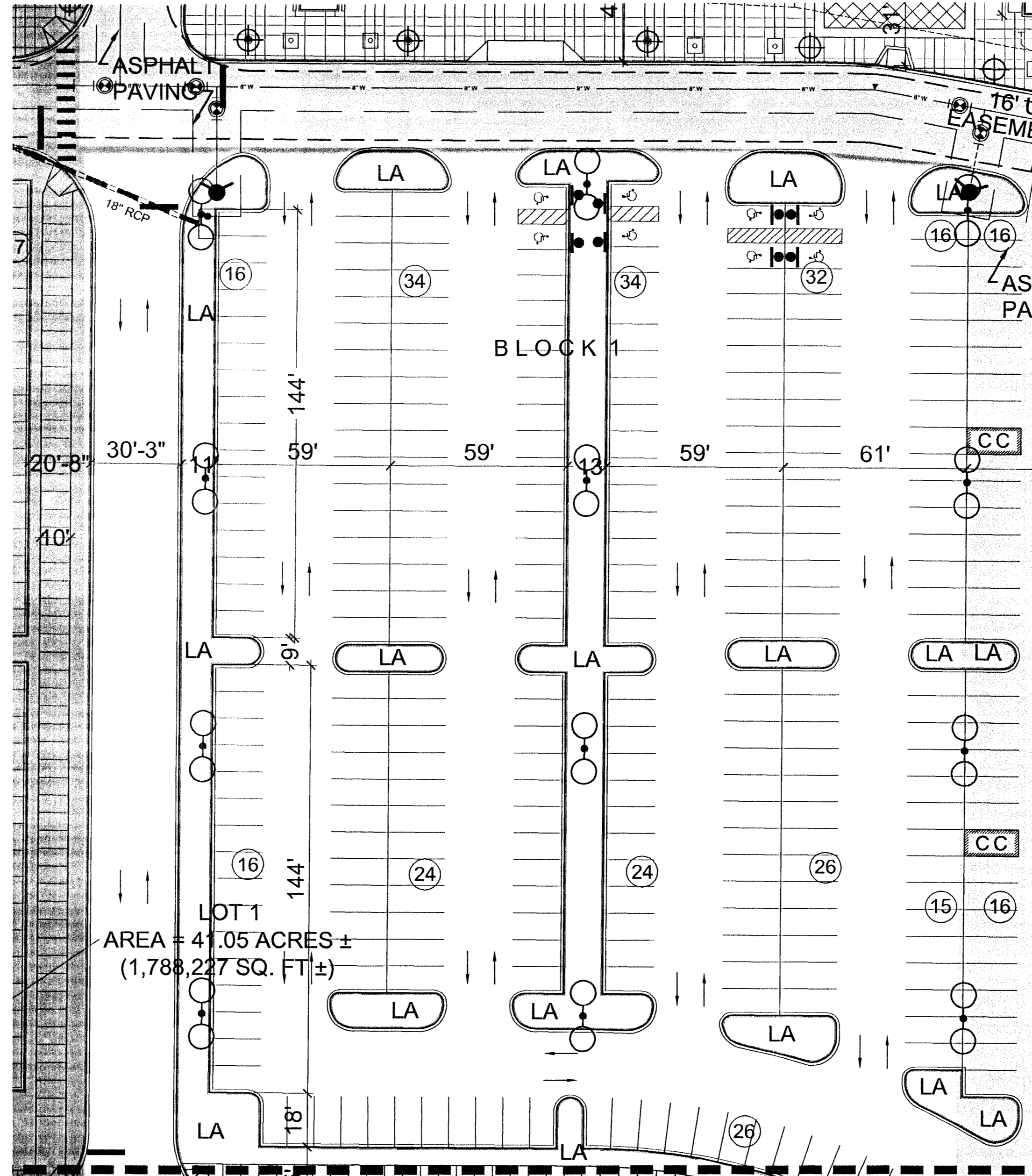




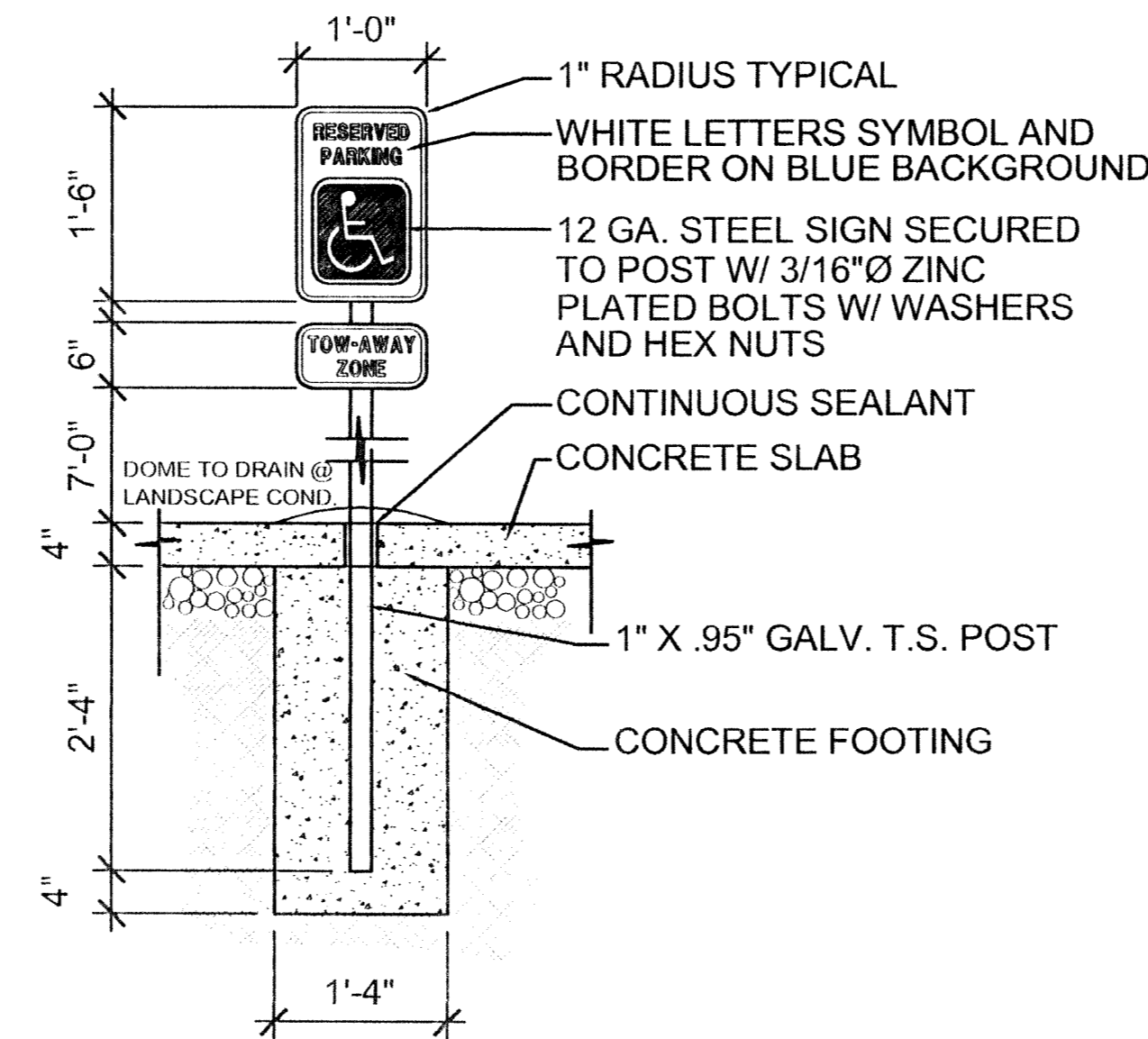
01 SITE PLAN  
SCALE: 1" = 30'-0"



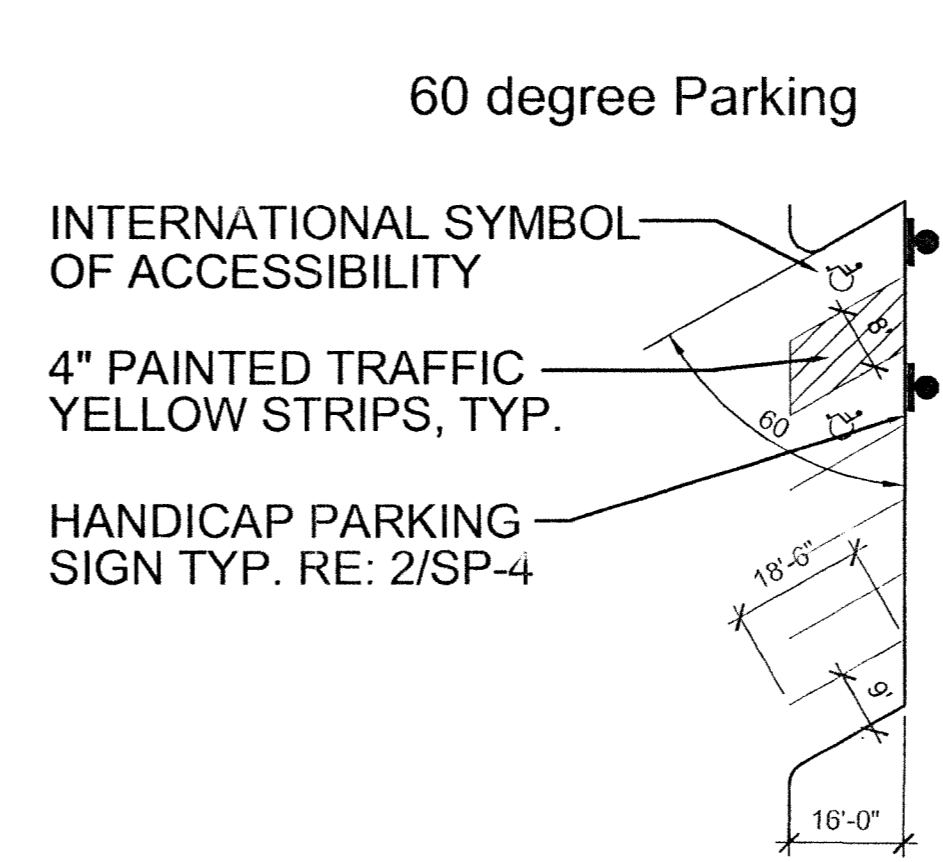
02 SITE PLAN  
SCALE: 1" = 30'-0"



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



4 ACCESSIBLE PARKING SIGN  
SCALE: 3/4" = 1'-0"



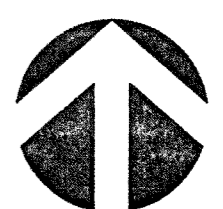
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0 15 30 60  
SCALE: 1"=30'-0"



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6300 DTC Parkway, Suite 450  
Greenwood Village, CO 80111

Design Architect  
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1000 14th Avenue  
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SITE PLAN SUBMITTAL - LOT 1  
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**PHASE II (LEBANC)**  
CLIPSTY LEVELLS NORTH ABILENE NORTH BAR CEDAR  
ALAMEDA AVENUE & ABILENE STREET  
AURORA, COLORADO

Consultant

Revision 08/09/02  
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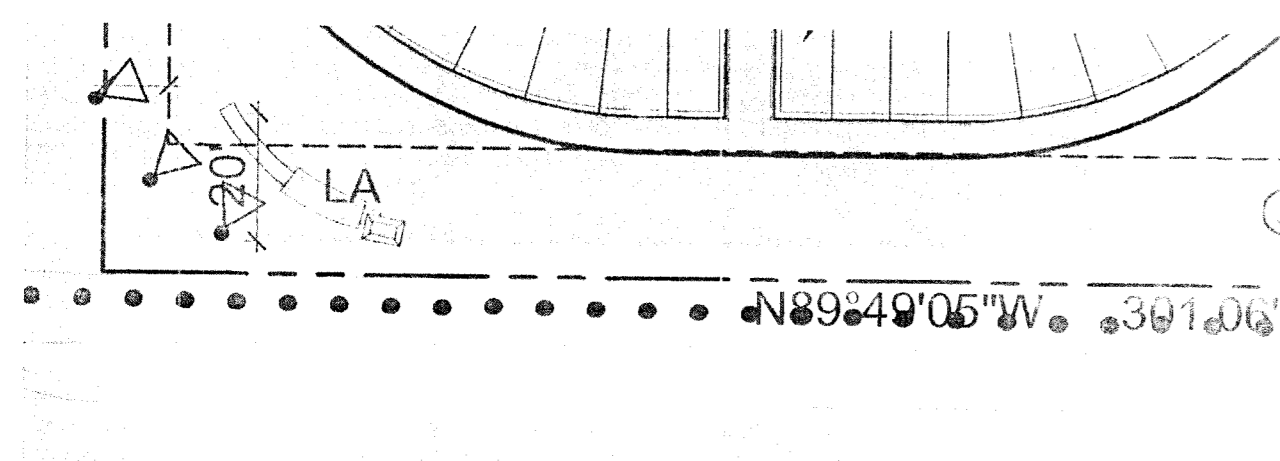
Submittal Date: 07/16/01

Sheet Title  
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**SP-4**  
Sheet Number

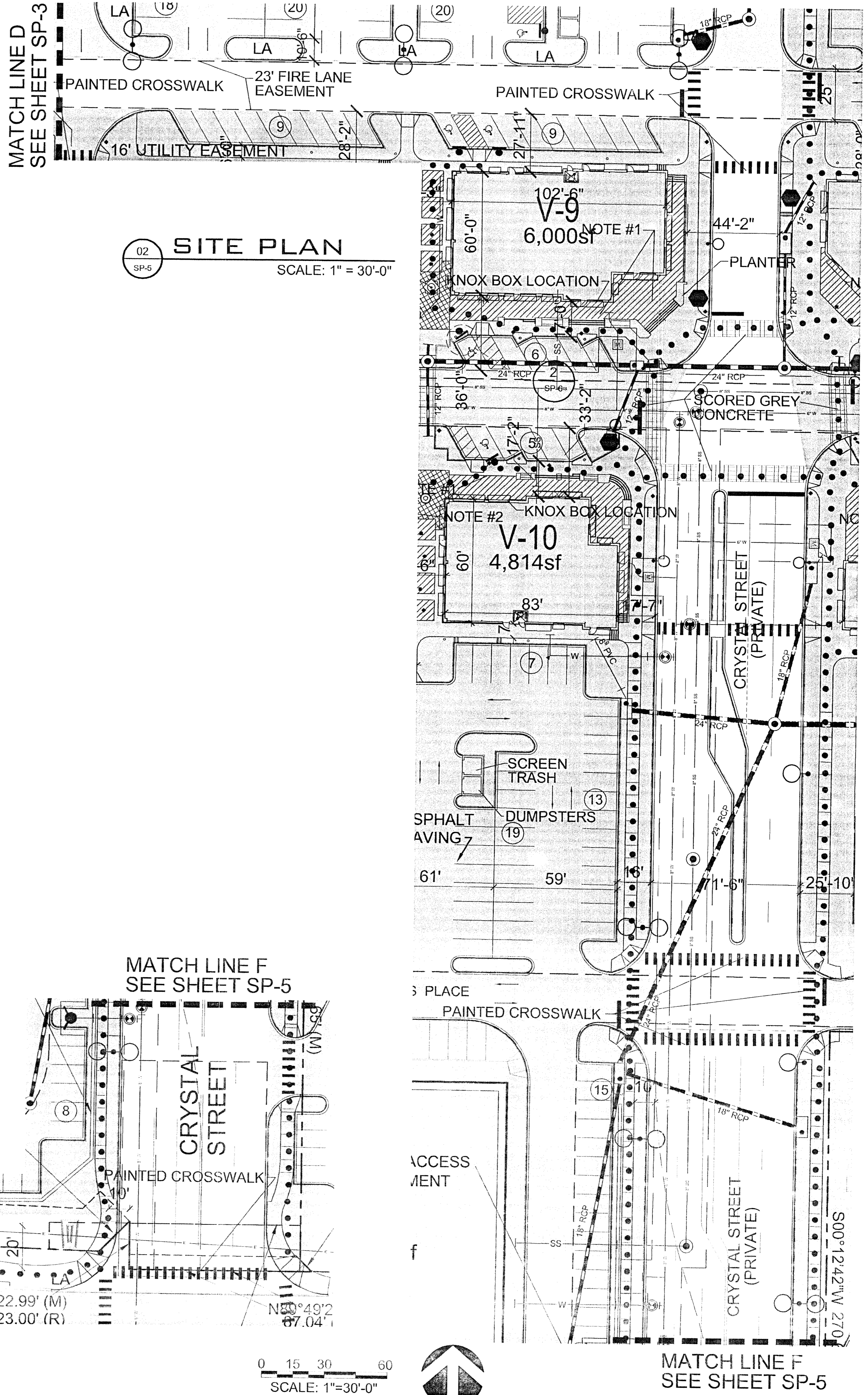
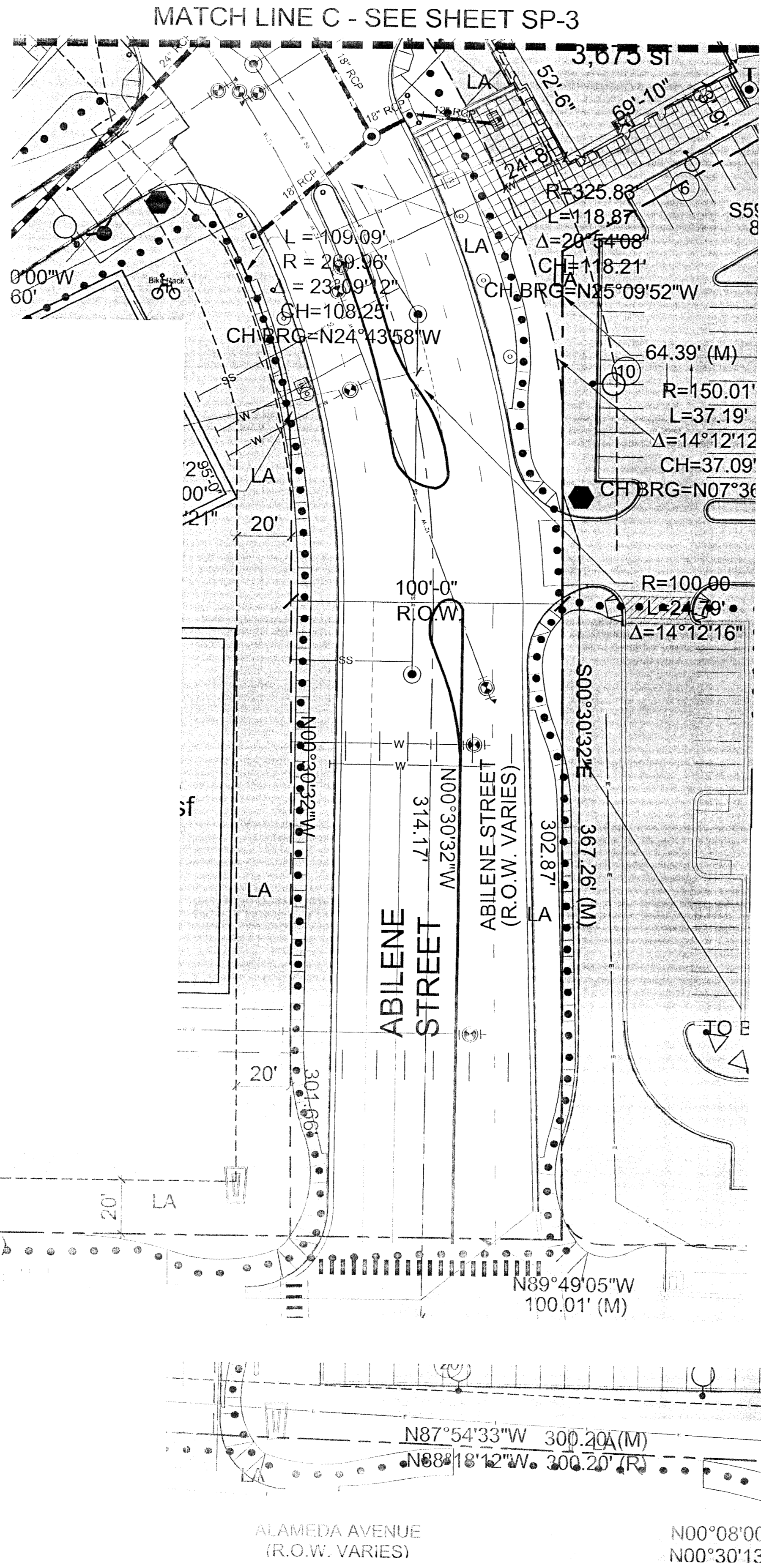
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ALL MONUMENT SIGNS ARE NOT IN SUBMITTAL  
ALL SITE LIGHT IS NOT IN SUBMITTAL  
TRAFFIC SIGNING AND STRIPING PLAN IS REQUIRED  
AND IS THE RESPONSIBILITY OF THE DEVELOPER.  
ALL SIGNAGE AND STRIPPING SHALL BE COMPLETED  
PER MUTED PRIOR TO THE CITY ISSUING A CERTIFICATE  
& OCCUPANCY.  
THE OWNER/DEVELOPER WILL MAKE THE NECESSARY  
MODIFICATIONS TO THE EXISTING SIGNALIZED  
INTERSECTION OF ALAMEDA PARKWAY AND ABILENE ST.



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



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

**mg**

PROFESSIONAL  
LANDSCAPE ARCHITECT  
REGISTERED  
STATE OF COLORADO  
No. 72633774  
5500 UTC Parkway, Suite 400  
Greenwood Village, CO 80111  
mca architecture

Design Architect

DAVID OWEN TRYBA  
ARCHITECTS  
1400 LAFAYETTE  
BOULEVARD  
SUITE 100  
DENVER, CO 80202

A Project For

MILLER WEINGARTEN  
REALTY, LLC  
20 INVERNESS DRIVE EAST, SUITE 400  
ENGLEWOOD, CO 80112-3555  
Phone 303.799.6500  
Fax 303.799.6381

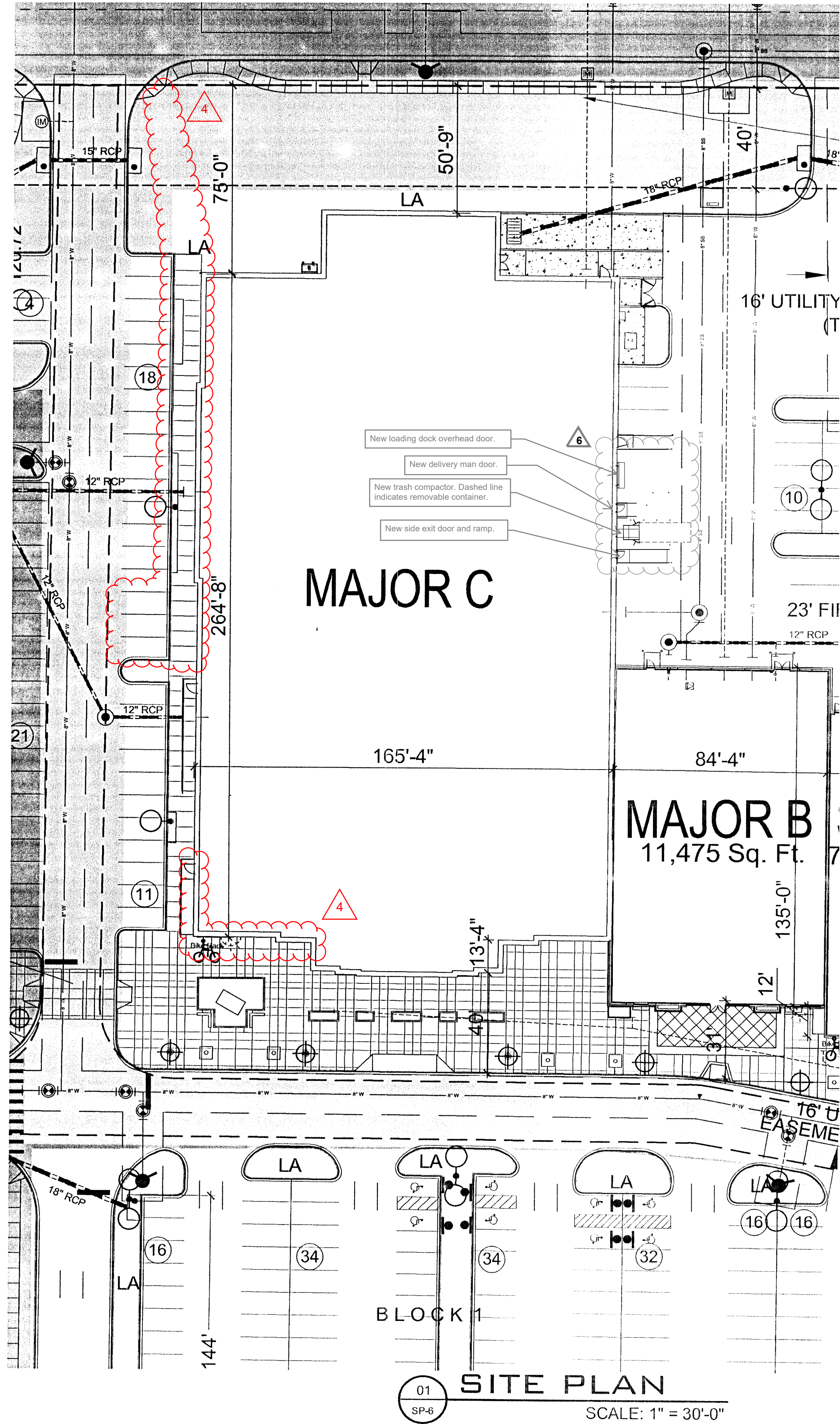
SITE PLAN SUBMITTAL -- LOT 1  
AURORA TOWN CENTER  
**PHASE II**  
**(LEBANON)**  
(LIFESTYLE ELLSWORTH BAY AUD ABILENE NORTH BAR CEDAR)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant

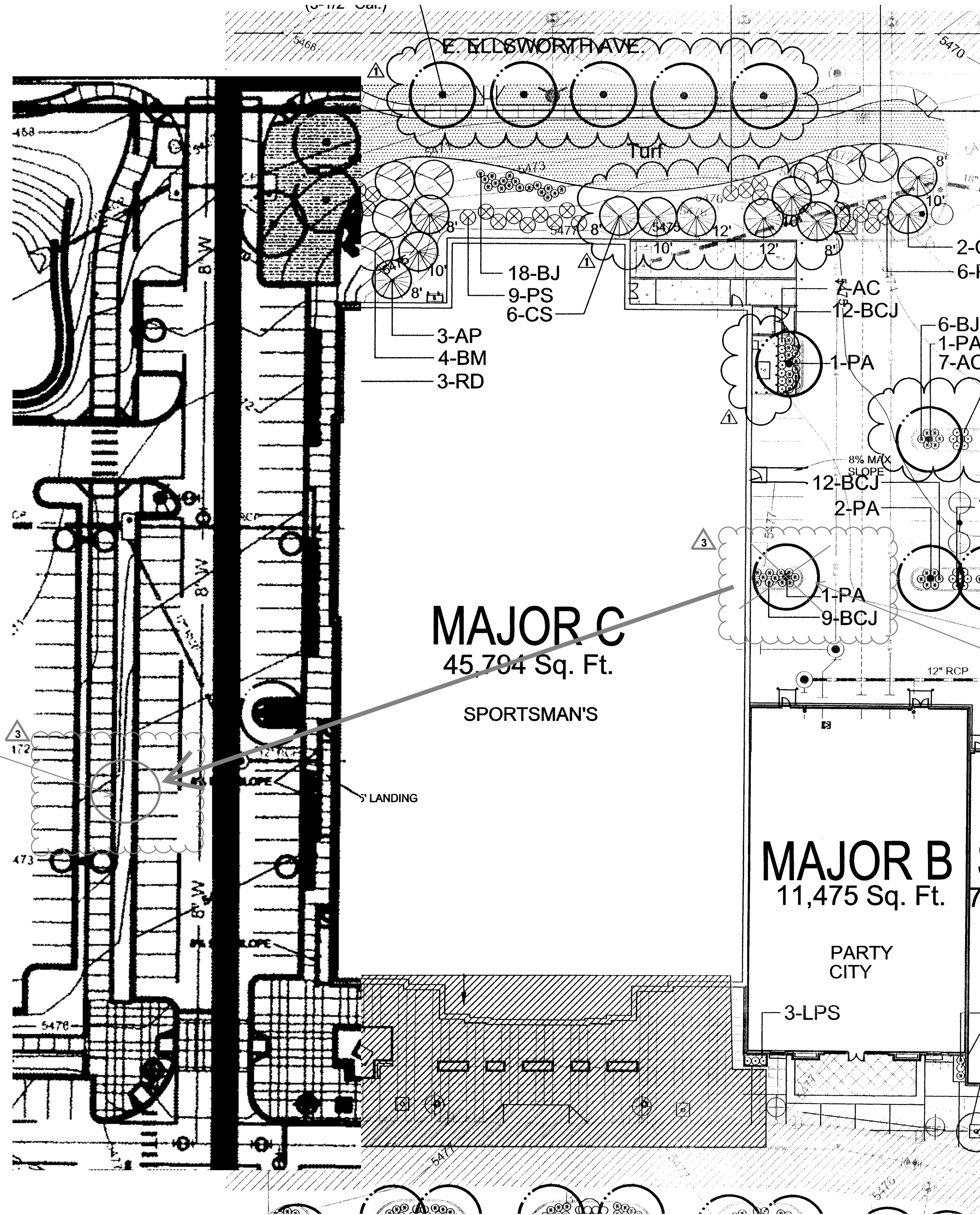
Revision 06/09/02  
4th Submittal: 04.05.02  
3rd Submittal: 09.28.01  
2nd Submittal: 08.22.01

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

Sheet Title  
**SITE PLAN**  
**SP-5**  
Sheet Number

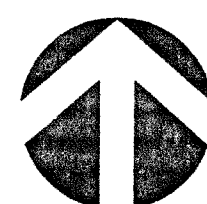


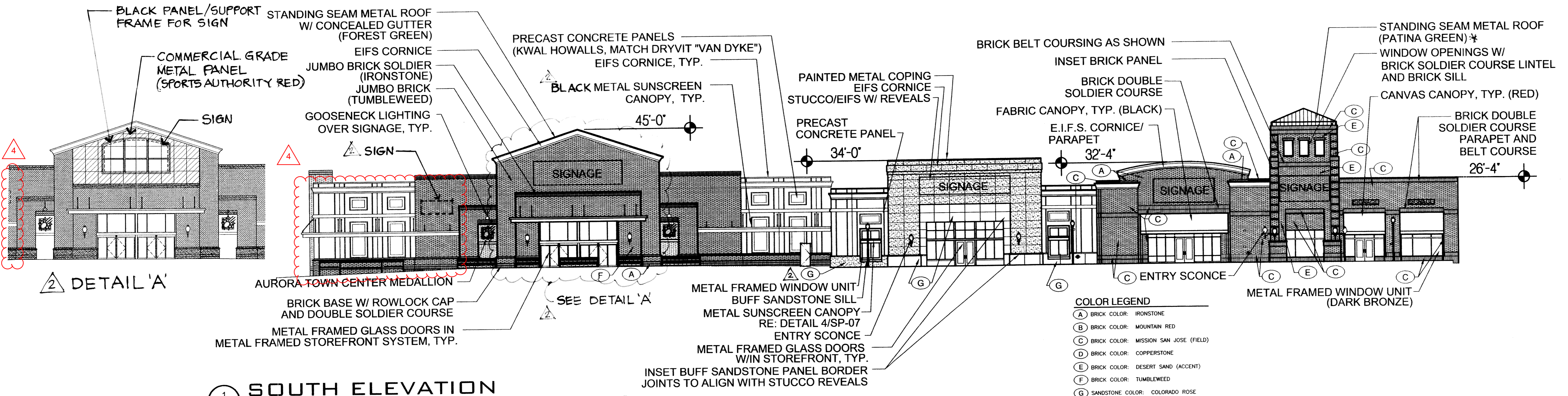
Replace with new tree in landscape area on West / Public side of building.  
New tree to be a Tatarian Maple Acer tataricum as listed in the "Recommended Trees for Aurora".  
Tree has a height of 15-20ft with an equal sized width.



## LANDSCAPE PLAN

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

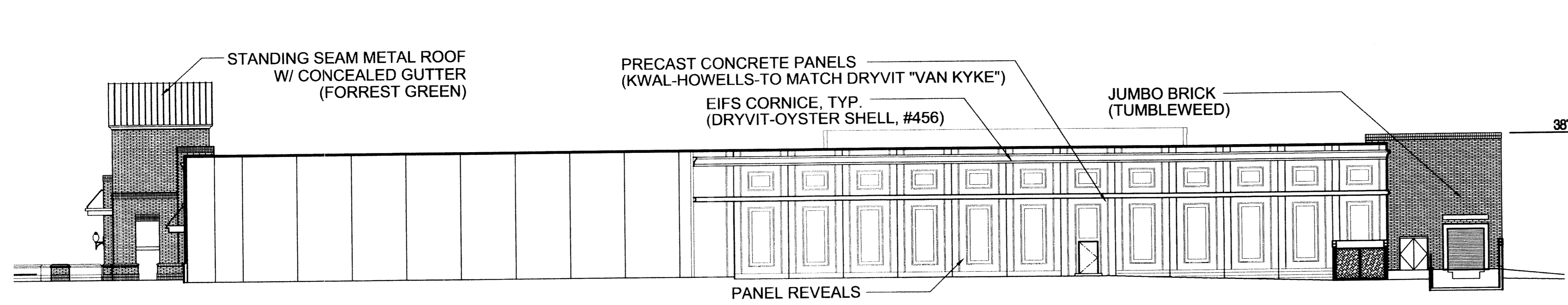




**SOUTH ELEVATION**

1  
SP-07  
FOR REFERENCE

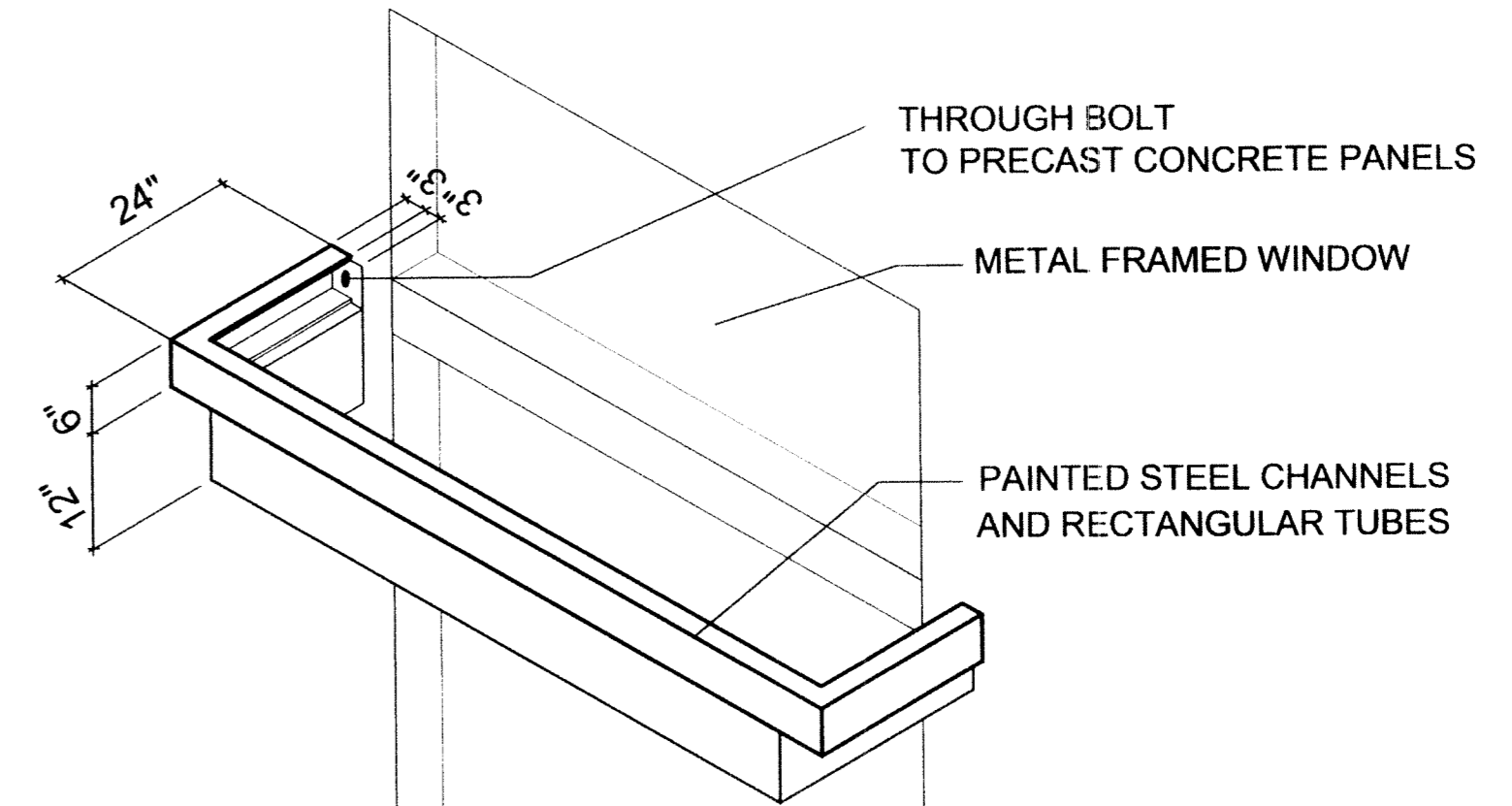
NO SCALE



**EAST ELEVATION**

2  
SP-07

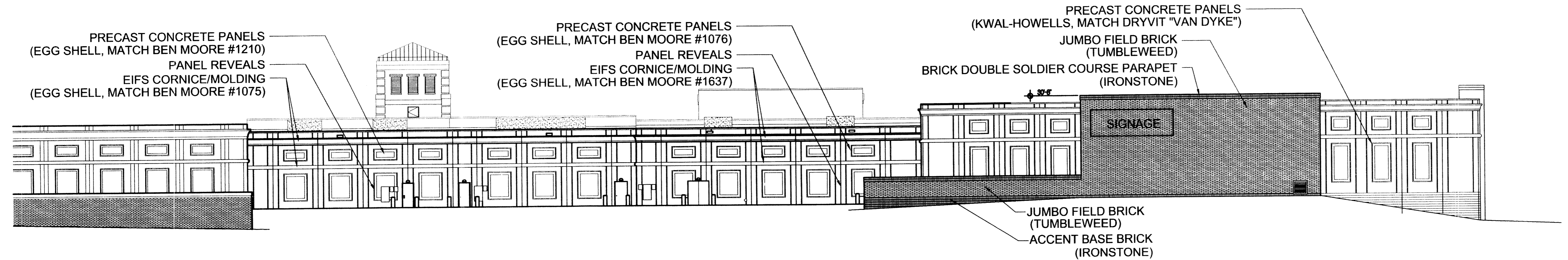
SCALE: 1/16" = 1'-0"



**METAL SUN SCREEN**

4  
SP-07

SCALE: 1/4" = 1'-0"

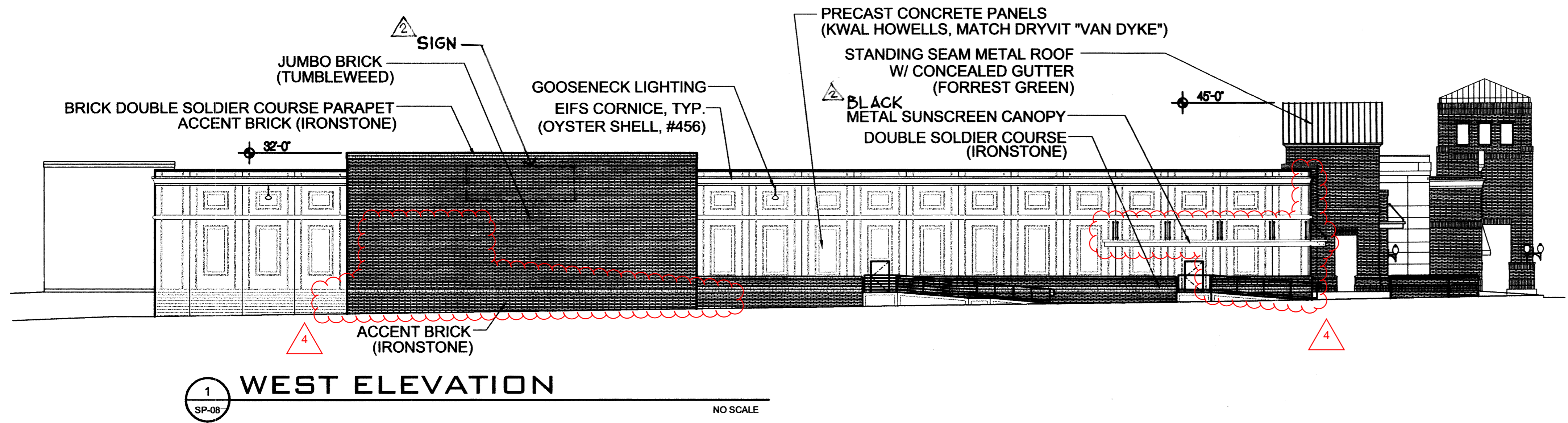


**NORTH ELEVATION**

3  
SP-07

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

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



Design Architect  
DAVID OWEN TRYBA  
ARCHITECTS  
10000 E. WILLOW AVE., SUITE 100  
DENVER, CO 80231

A Project For  
MILLER  
WEINGARTEN  
REALTY, LLC  
2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80112-8609  
Phone 303.796.6900  
Fax 303.796.6901

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

Revision 02/18/03  
Revision 01/31/03  
Revision 08/08/02  
4th Submittal: 04.05.02  
3rd Submittal: 08.28.01  
2nd Submittal: 08.22.01  
Project Number: 08427.01  
Drawn By: MWS  
Checked By: DA  
Scale: As Shown  
Submittal Date: 07/18/01

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

Design Architect

DAVID OWEN TRYBA  
ARCHITECTS  
1200 14th Avenue  
Suite 1400  
Boulder, CO 80502

A Project For

MILLER  
WEINGARTEN

MILLER WEINGARTEN  
REALTY, LLC  
INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80112-5509  
Phone: 303.788.6800  
Fax: 303.788.6801

SITE PLAN SUBMITTAL - LOT 1  
AURORA TOWN CENTER

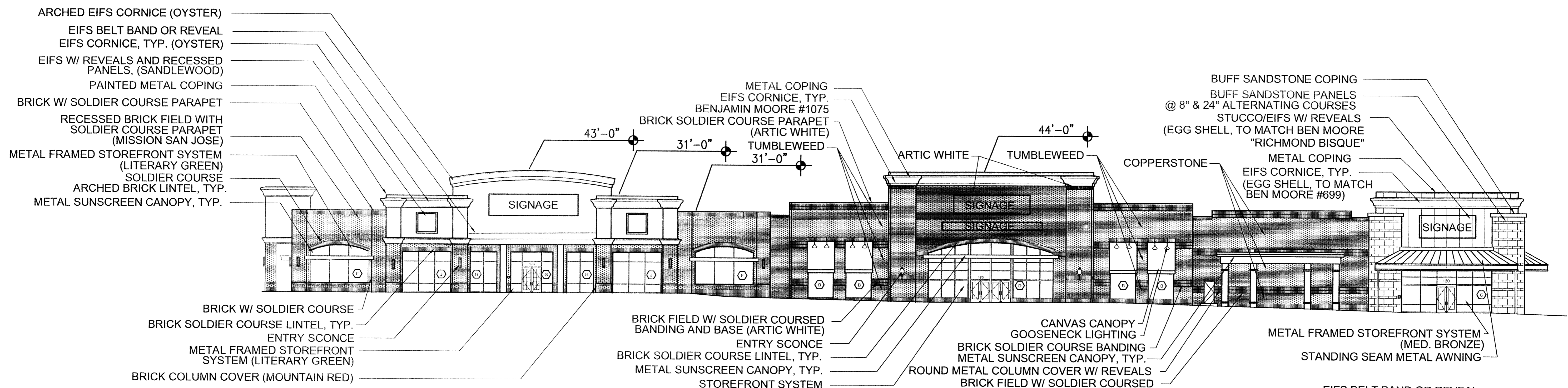
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(LEBANC)**  
(LIFESTYLE BARS NORTH BAY AURORA NORTH BAY CEDAR)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant

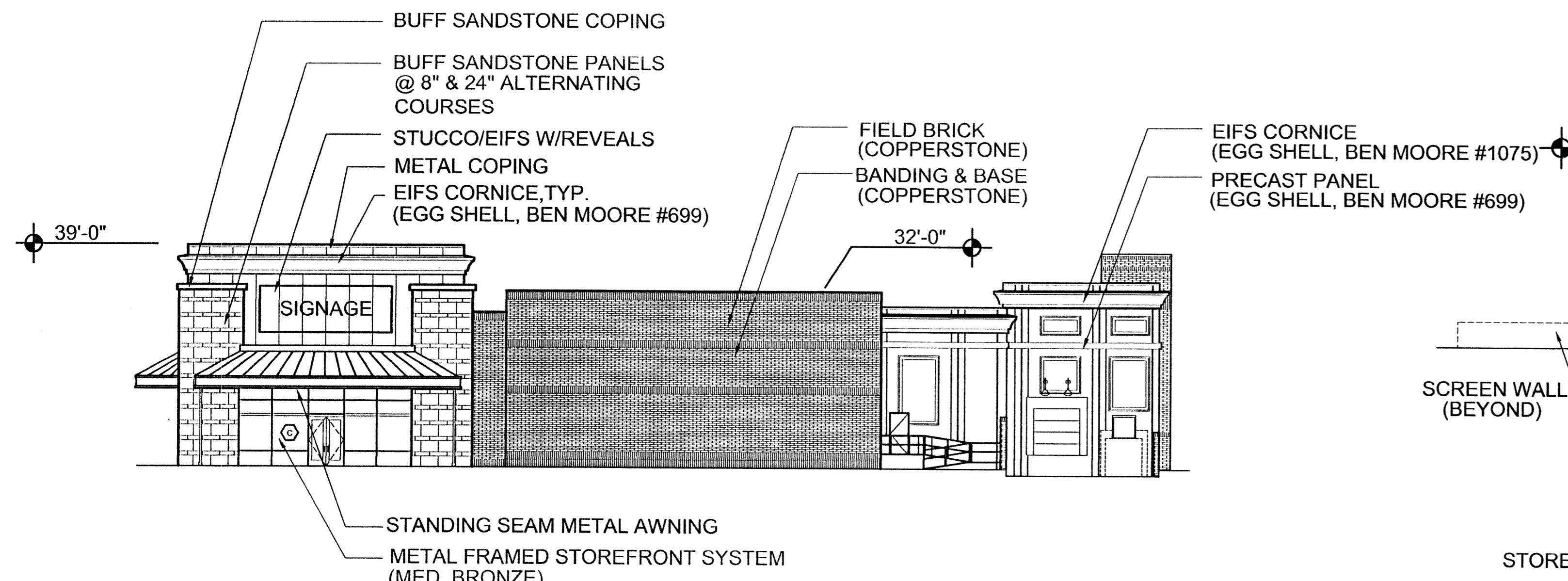
**Revision 08/09/02**  
**4th Submittal: 04.05.02**  
**3rd Submittal: 09.28.01**  
**2nd Submittal: 08.22.01**

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

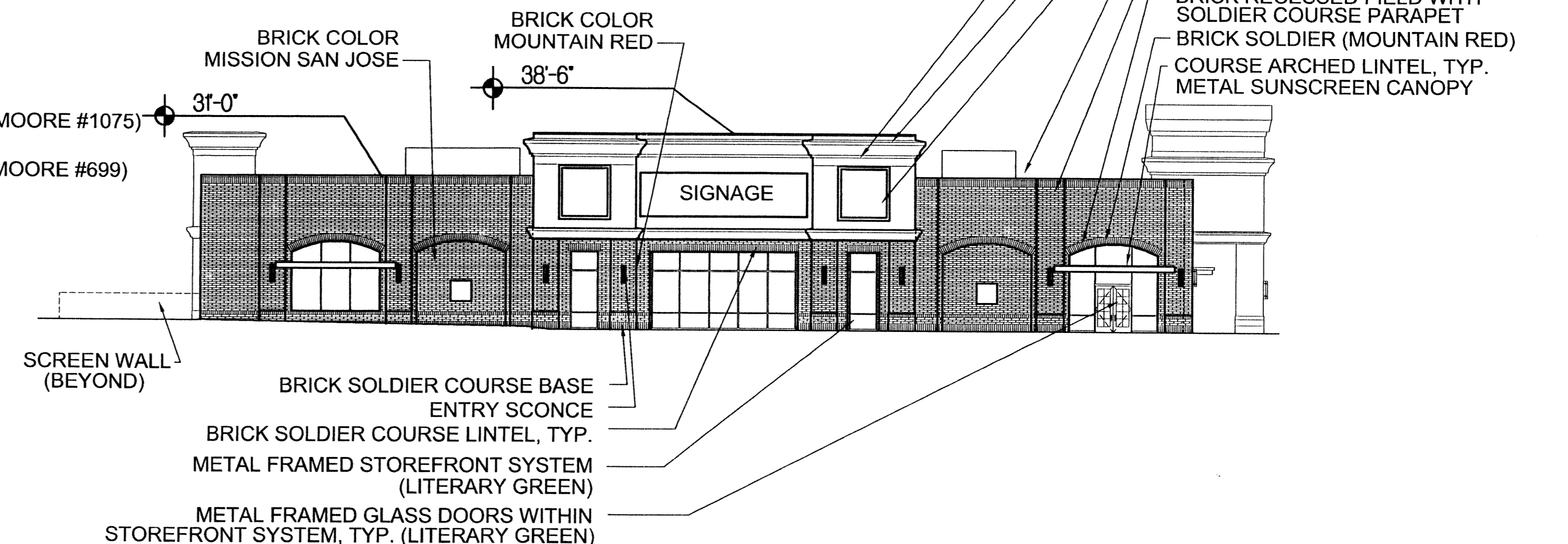
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**SP-9**  
Sheet Number



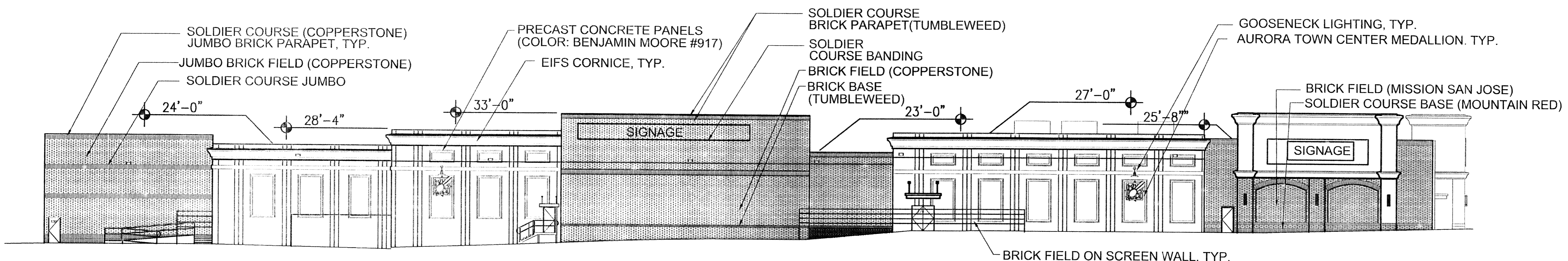
**1**  
SP-9  
**NORTHEAST ELEVATION**  
FOR REFERENCE  
SCALE: 1/16\" = 1'-0"



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



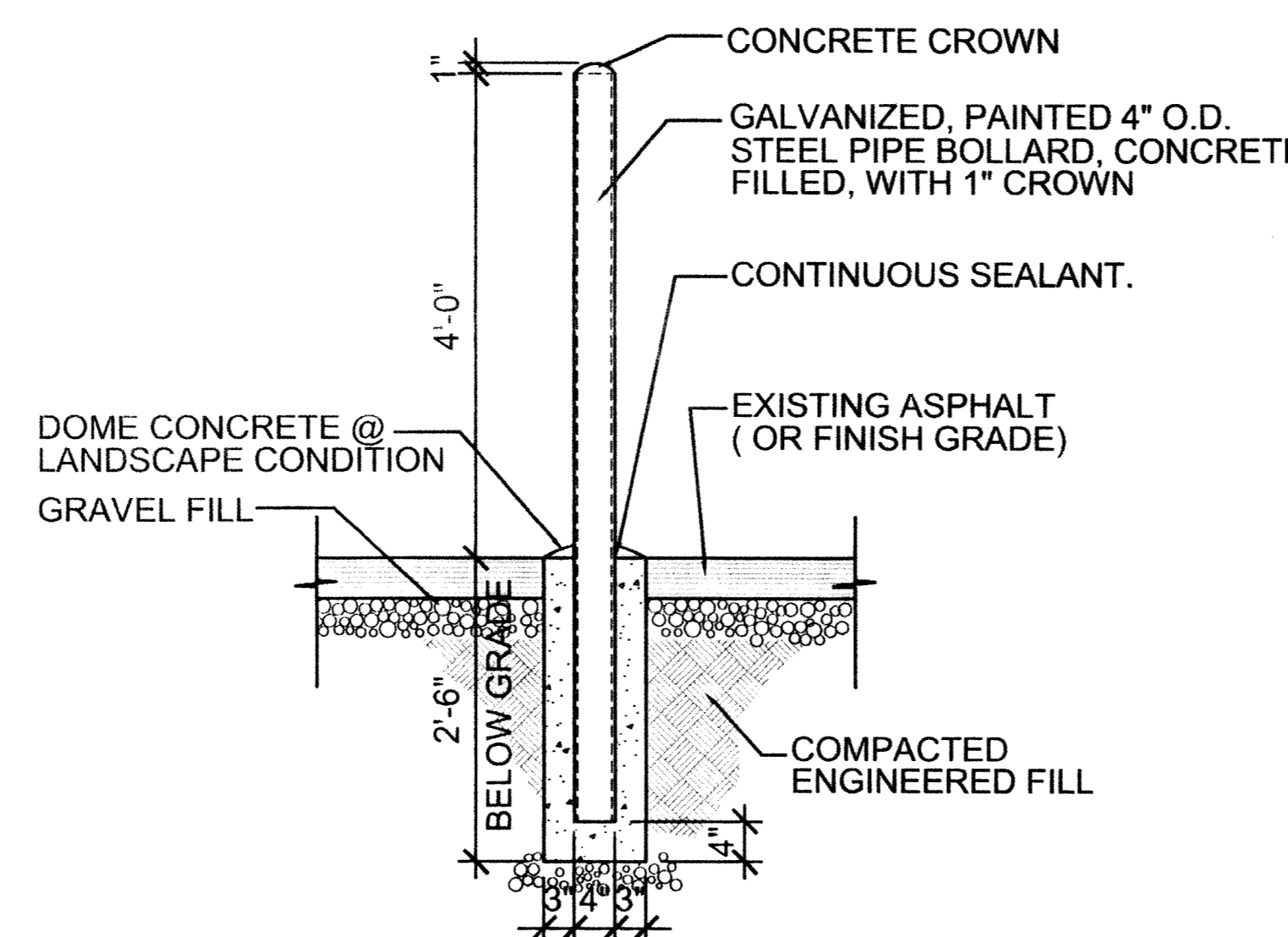
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SP-9  
**SOUTHEAST ELEVATION**  
SCALE: 1/16\" = 1'-0"



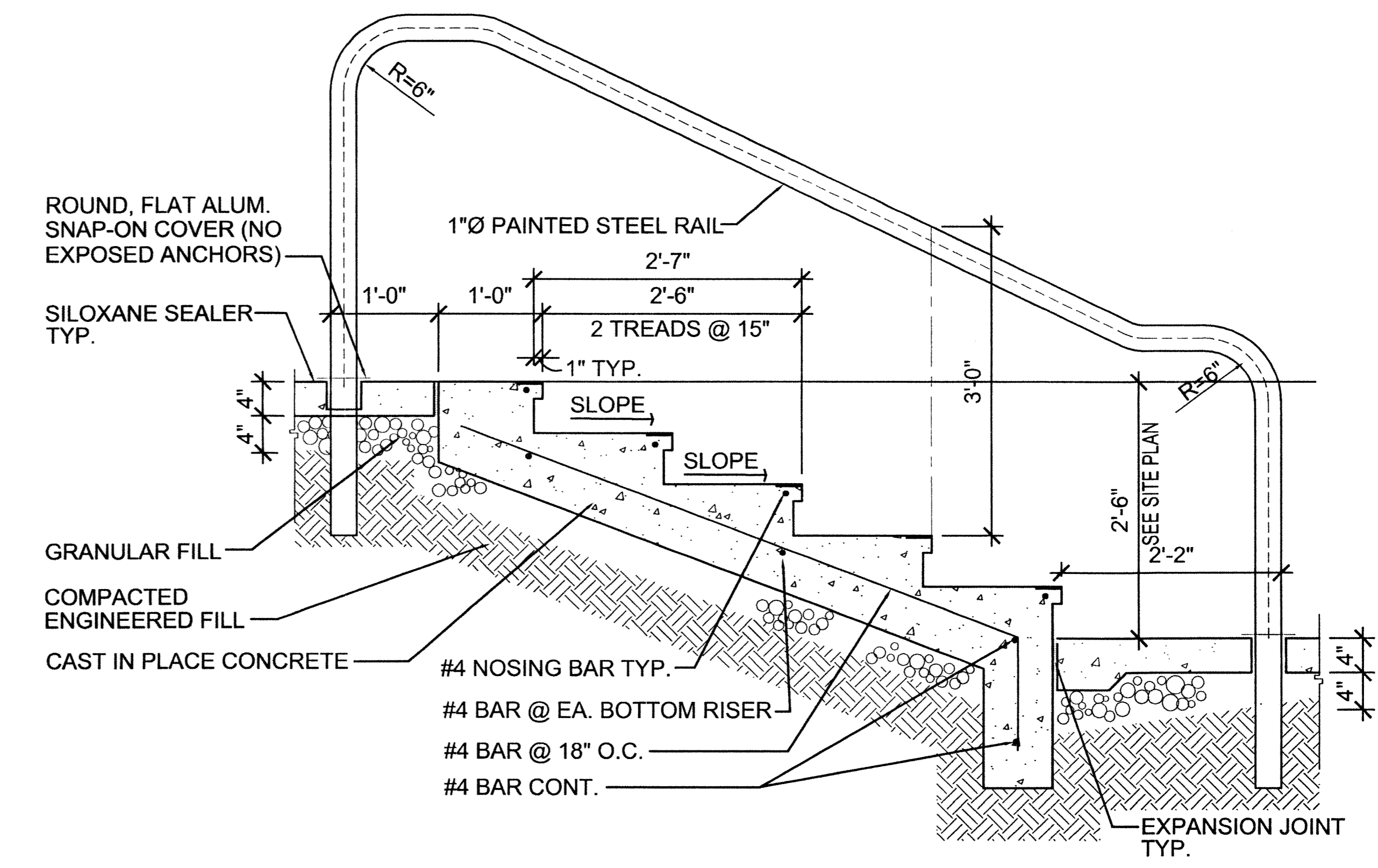
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SP-9  
**SOUTHWEST ELEVATION**  
SCALE: 1/16\" = 1'-0"

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

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

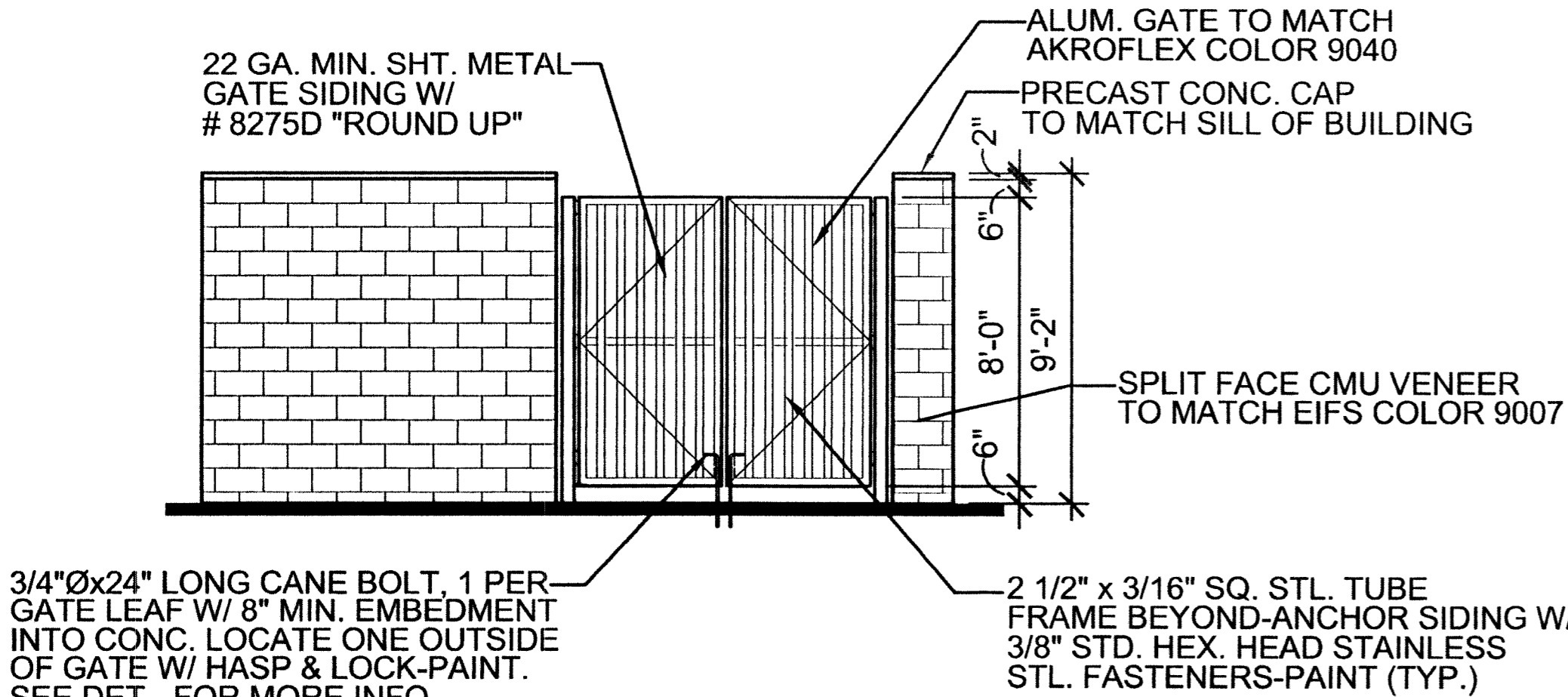


**02**  
SP-10  
**DETAIL BOLLARD**  
SCALE: 3/4"=1'-0"

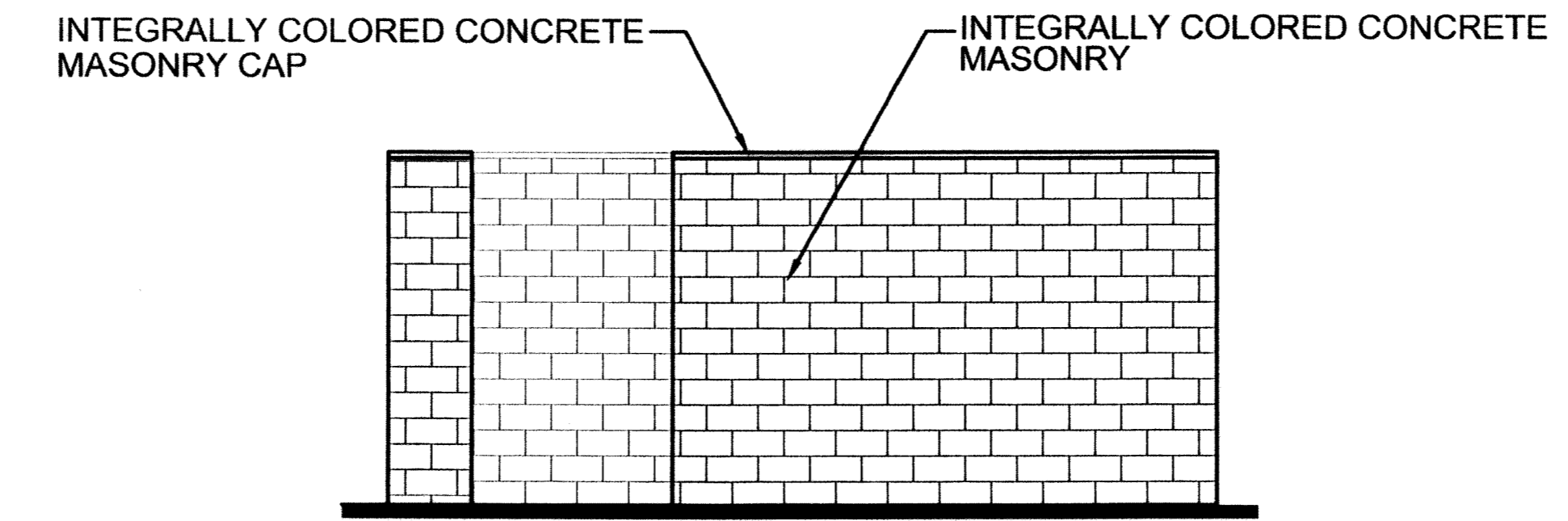


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SP-10  
**DETAIL STAIR**  
ALL METAL PAINTED  
SCALE: 1"=1'-0"

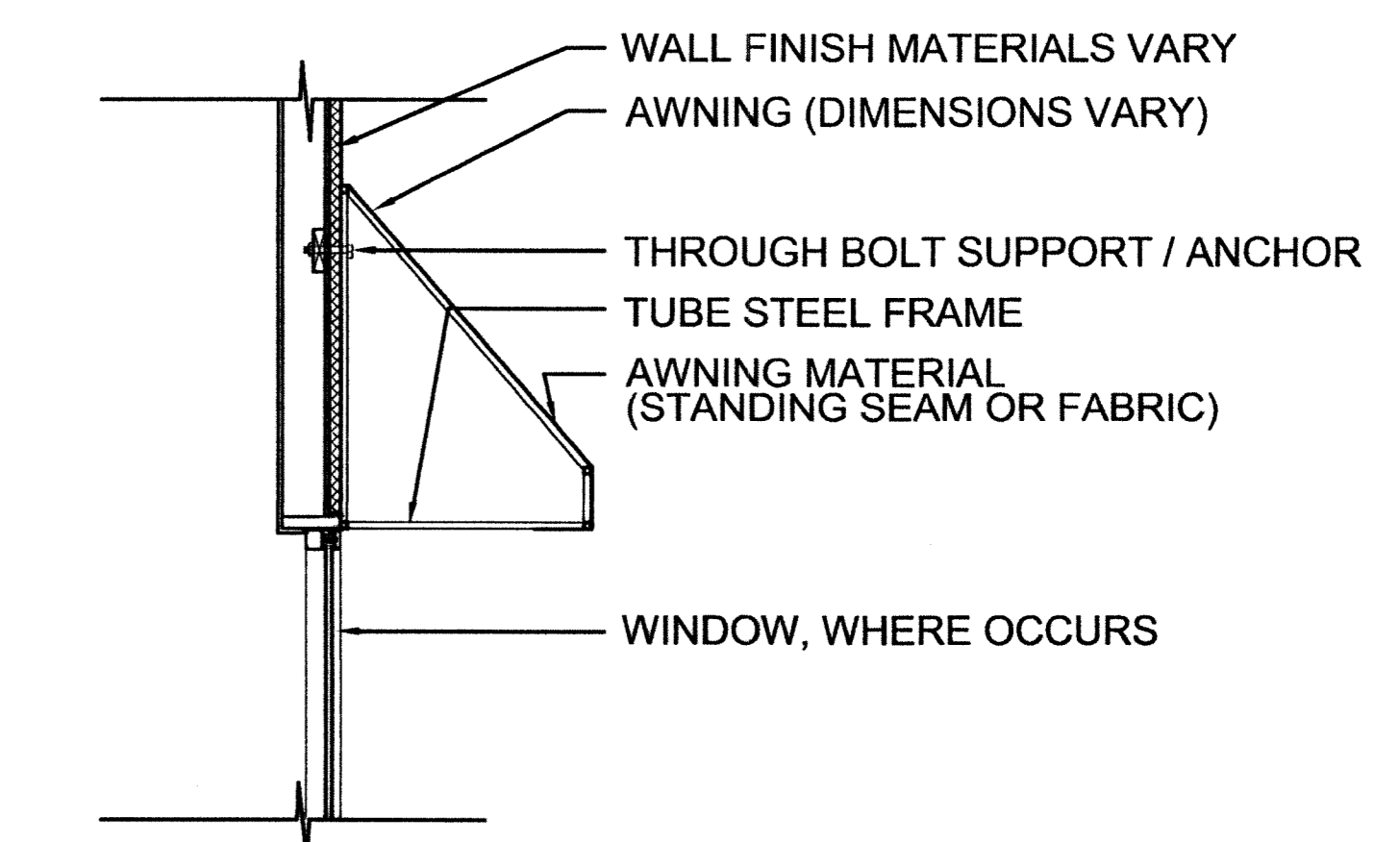
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SP-10  
**DETAIL NOT USED**  
SCALE: 3/8"=1'-0"



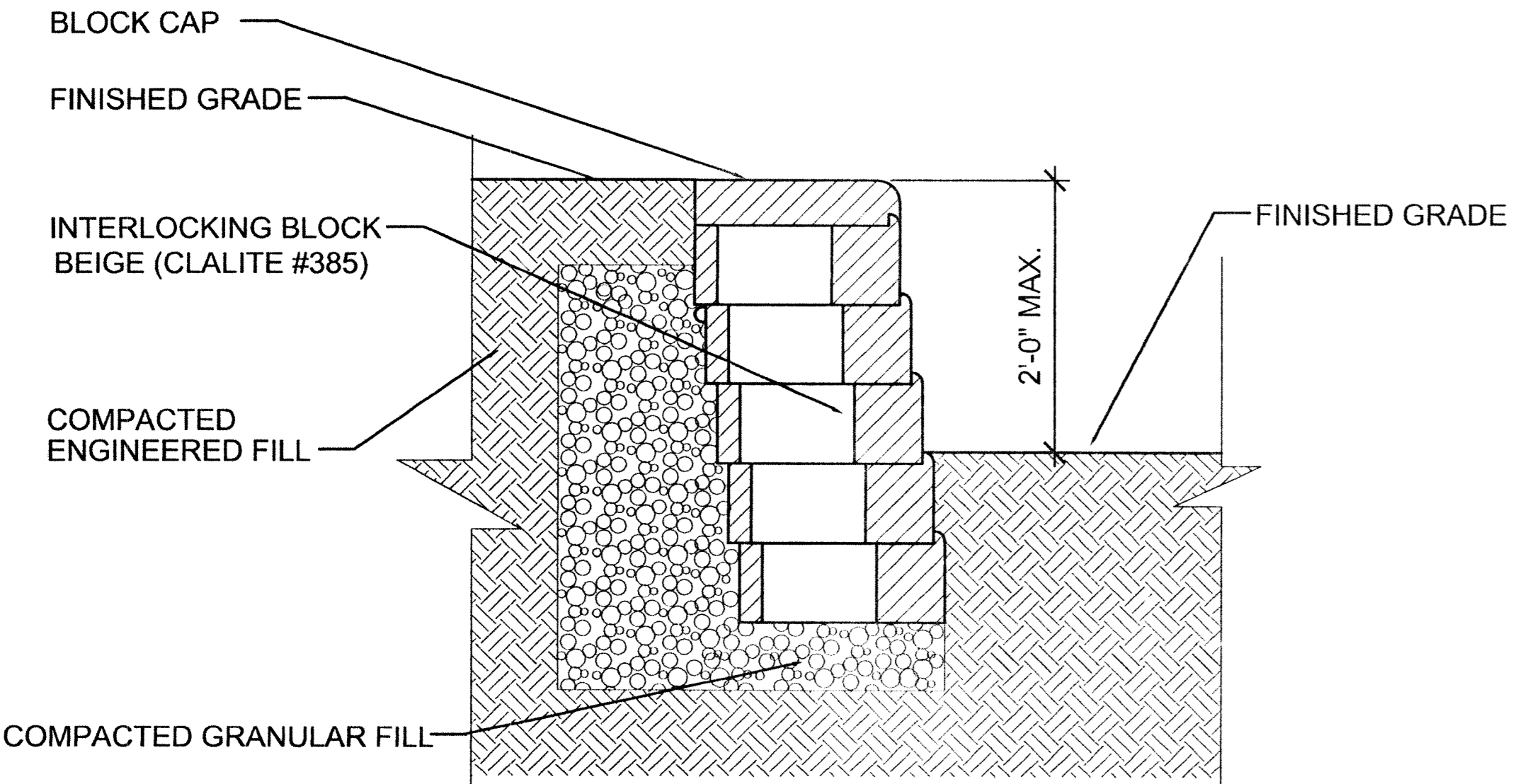
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SP-10  
**SCREENED TRASH & LOADING**  
SCALE: 1/4"=1'-0"



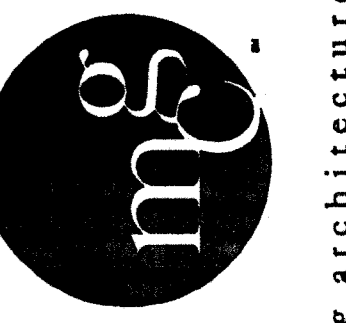
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SP-10  
**SCREENED TRASH & LOADING**  
SCALE: 1/4"=1'-0"



**06**  
SP-10  
**TYPICAL AWNING DETAIL**  
NO SCALE



**07**  
SP-10  
**TYPICAL DRY STACK RETAINING WALL**  
SCALE: 1"=1'-0"



mgs  
mgs architecture  
174531776 (P) 701.528.7714  
5300 UTC Parkway, Suite 450  
Greenwood Village, CO 80111

Design Architect  
DAVID OWEN TRYBA  
ARCHITECTS  
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Denver, CO 80231

A Project For  
MILLER  
WEINGARTEN

MILLER WEINGARTEN  
REALTY, LLC  
2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80112-8509  
Phone 303.799.8300  
Fax 303.799.8361

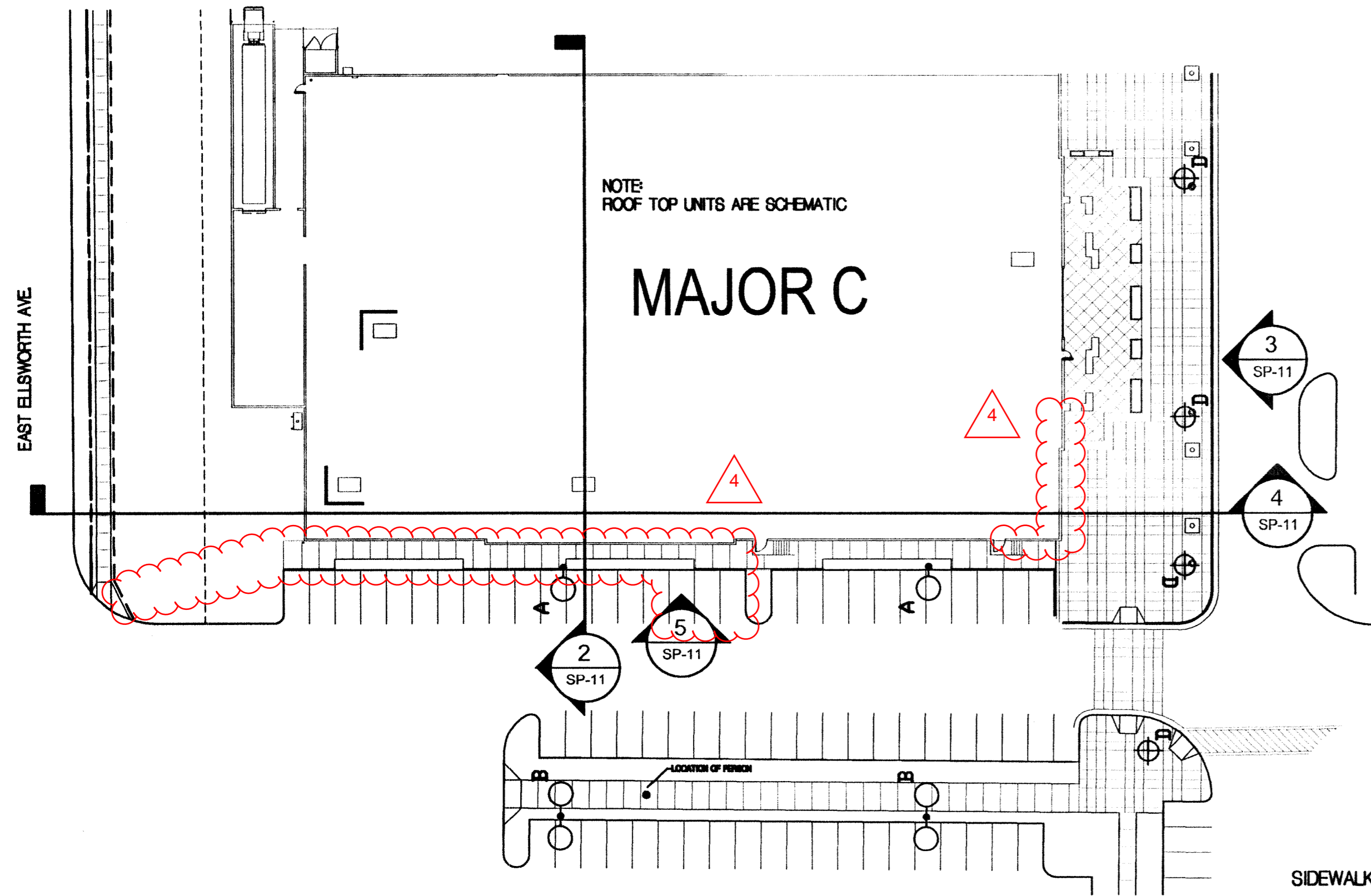
SITE PLAN SUBMITTAL - - LOT 1  
AURORA TOWN CENTER  
**PHASE II**  
**(LEBANC)**  
(LIFESTYLE ELLSWORTH WAY/AUDUBON NORTH/AR CEDAR)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant

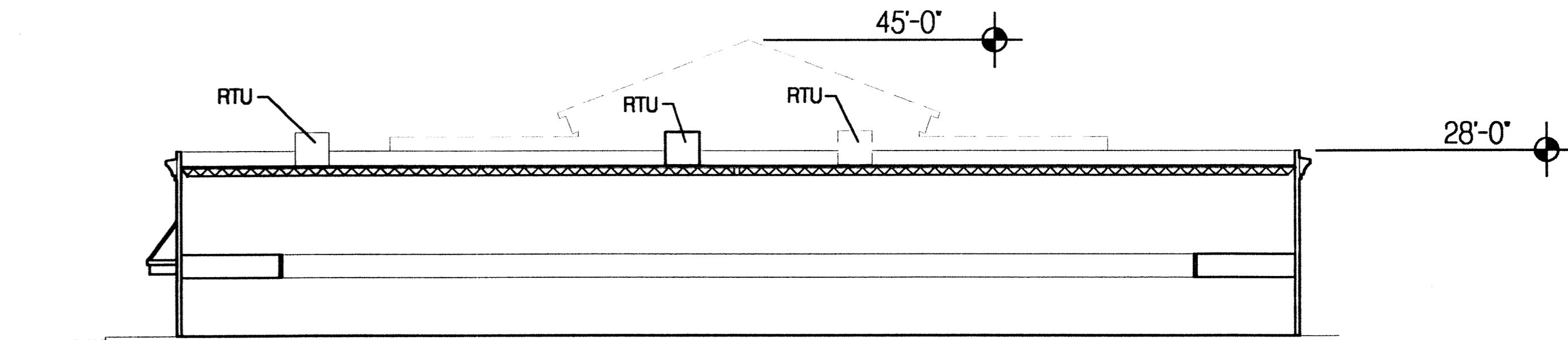
4th Submittal: 04.05.02  
3rd Submittal: 09.28.01  
2nd Submittal: 08.22.01

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

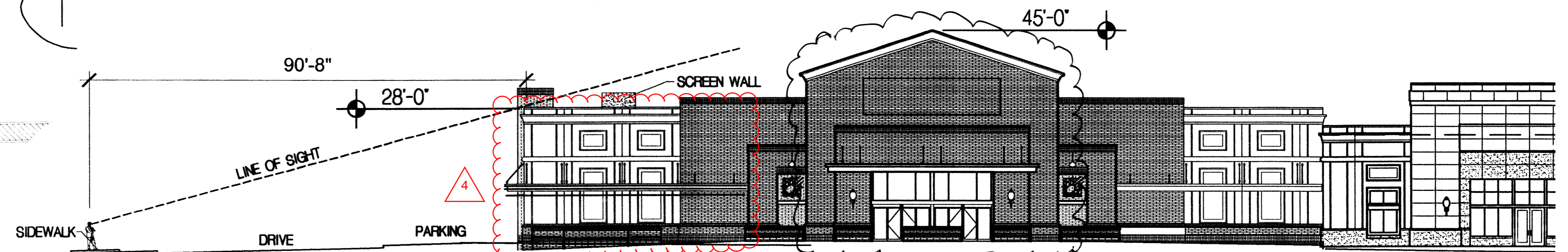
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Sheet Number



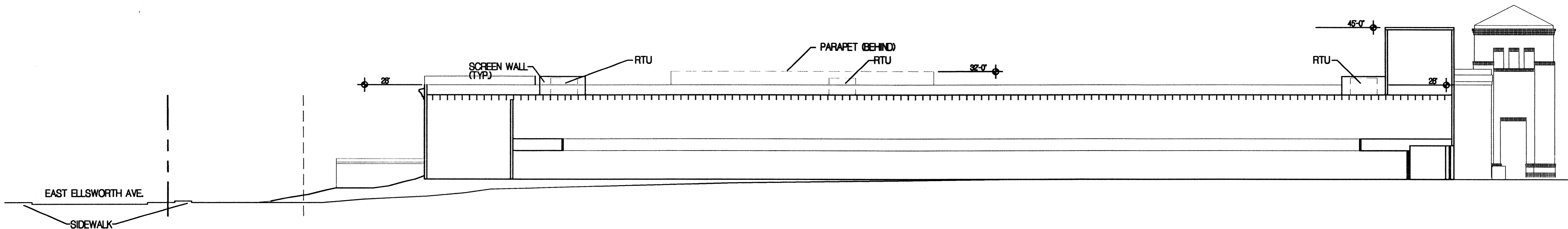
1 PLAN VIEW  
FOR REFERENCE  
NOT TO SCALE



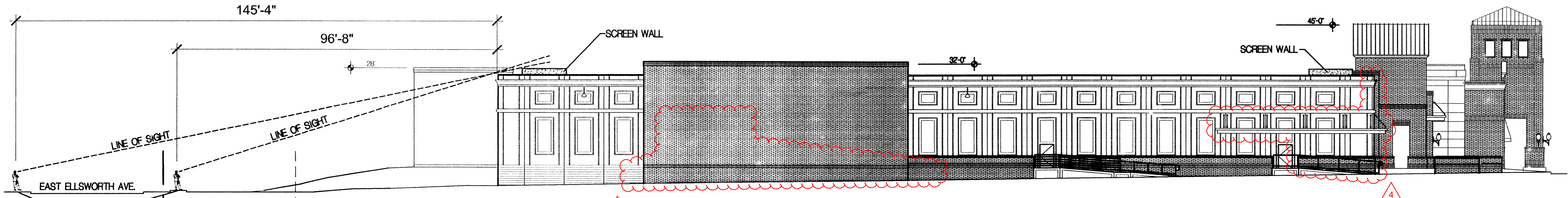
2 MAJOR C SECTION  
FOR REFERENCE  
NOT TO SCALE



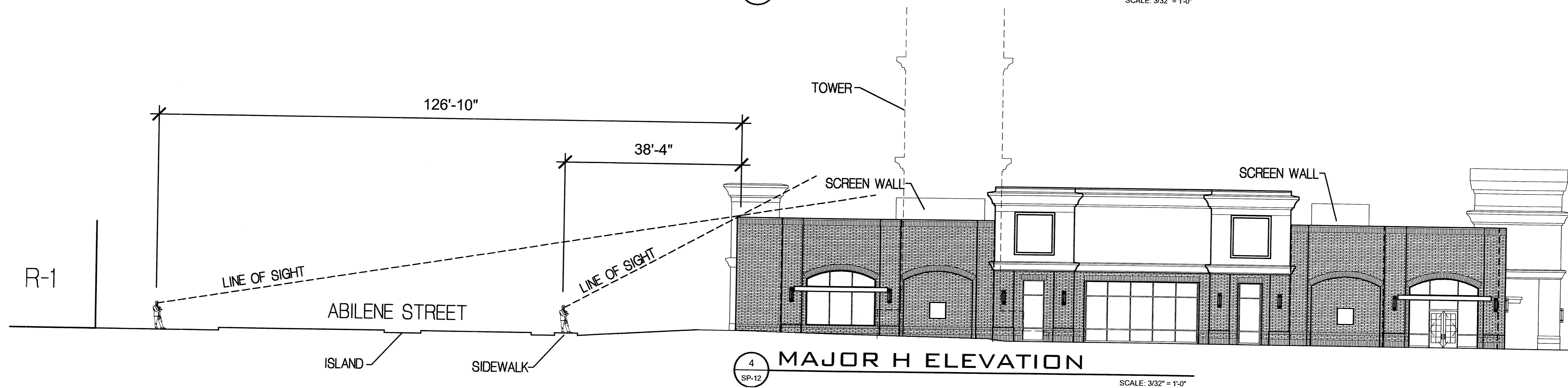
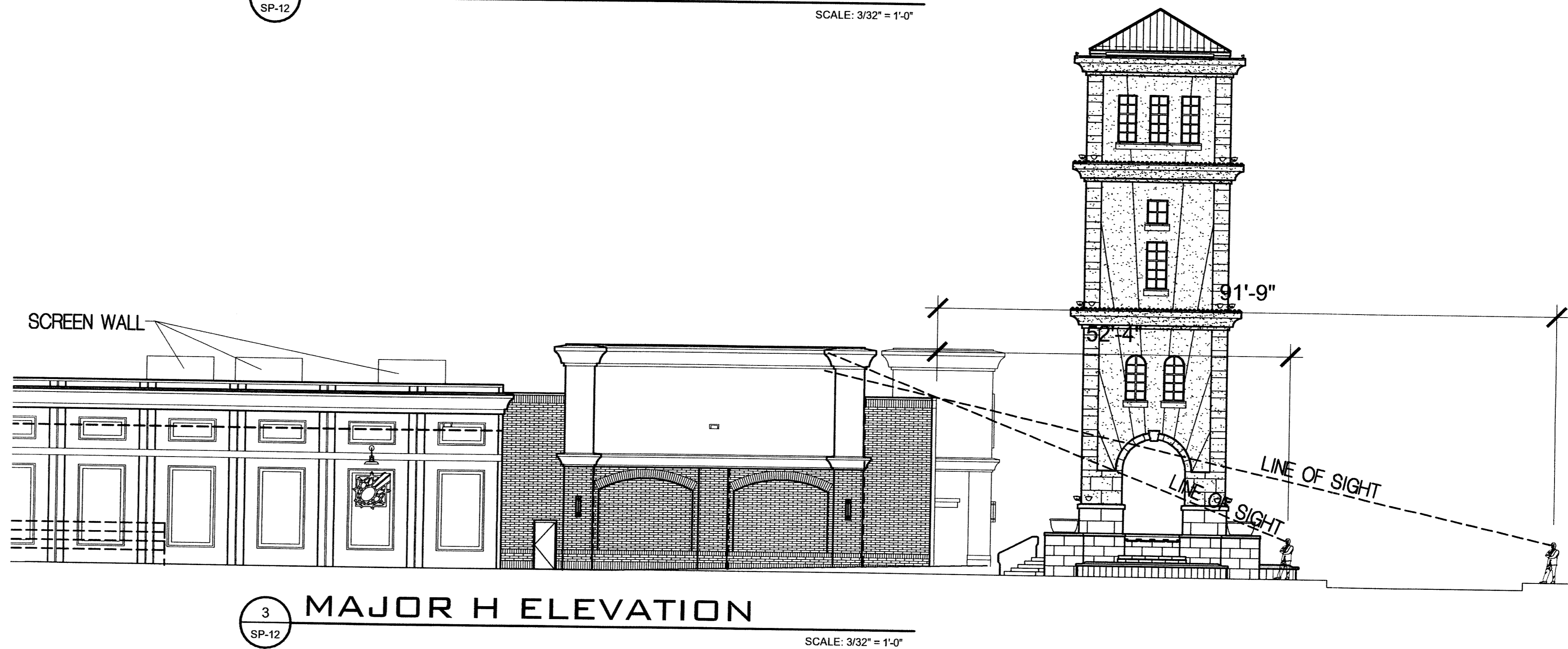
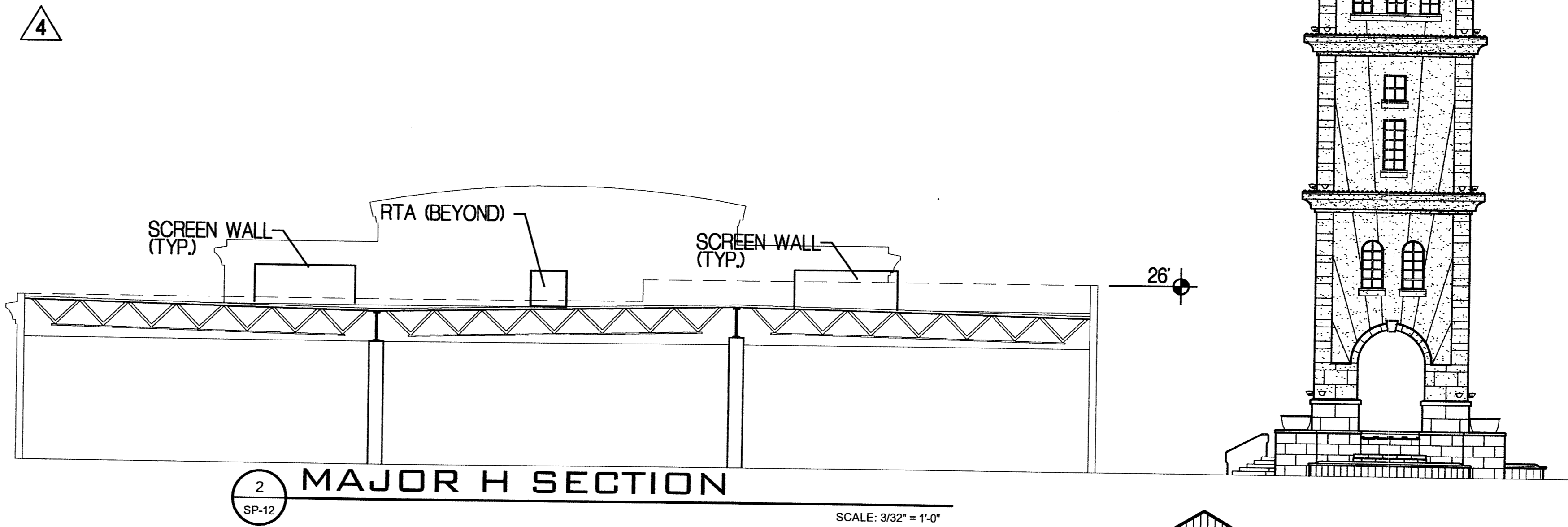
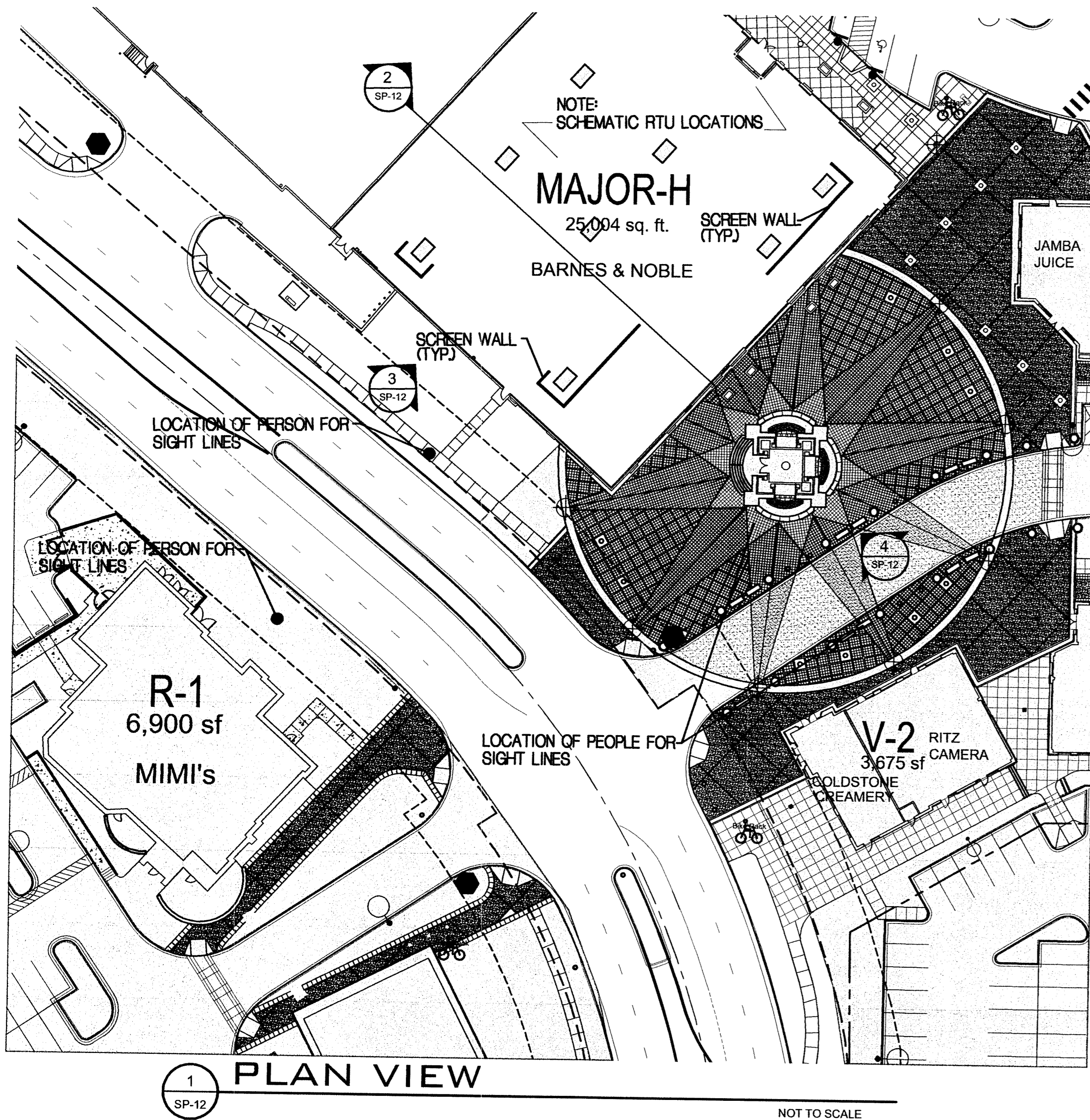
3 MAJOR C ELEVATION  
SCALE: 3/32" = 1'-0"



4 MAJOR C SECTION  
SCALE: 3/32" = 1'-0"



5 MAJOR C ELEVATION  
SCALE: 3/32" = 1'-0"



Small text describing the project or firm.

703.928.7788  
703.928.7774  
5300 DTC Parkway, Suite 450  
Greenwood Village, CO 80111

mca architecture

Design Architect

DAVID OWEN TRYBA  
ARCHITECTS

A Project For

MILLER  
WEINGARTEN

MILLER WEINGARTEN  
REALTY, LLC

2 INVERNESS DRIVE EAST, SUITE 900  
ENGLEWOOD, CO 80150  
Phone 303.799.8300  
Fax 303.799.8381

SITE PLAN SUBMITTAL - LOT 1

AURORA TOWN CENTER

**PHASE II**  
(LEBANC)

(LIFESTYLE LEVELS NORTH BAY AUBURN NORTH BAY CEDAR)

ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Consultant

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

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

Project Number: 00427.01

Drawn By: MWB

Checked By: DA

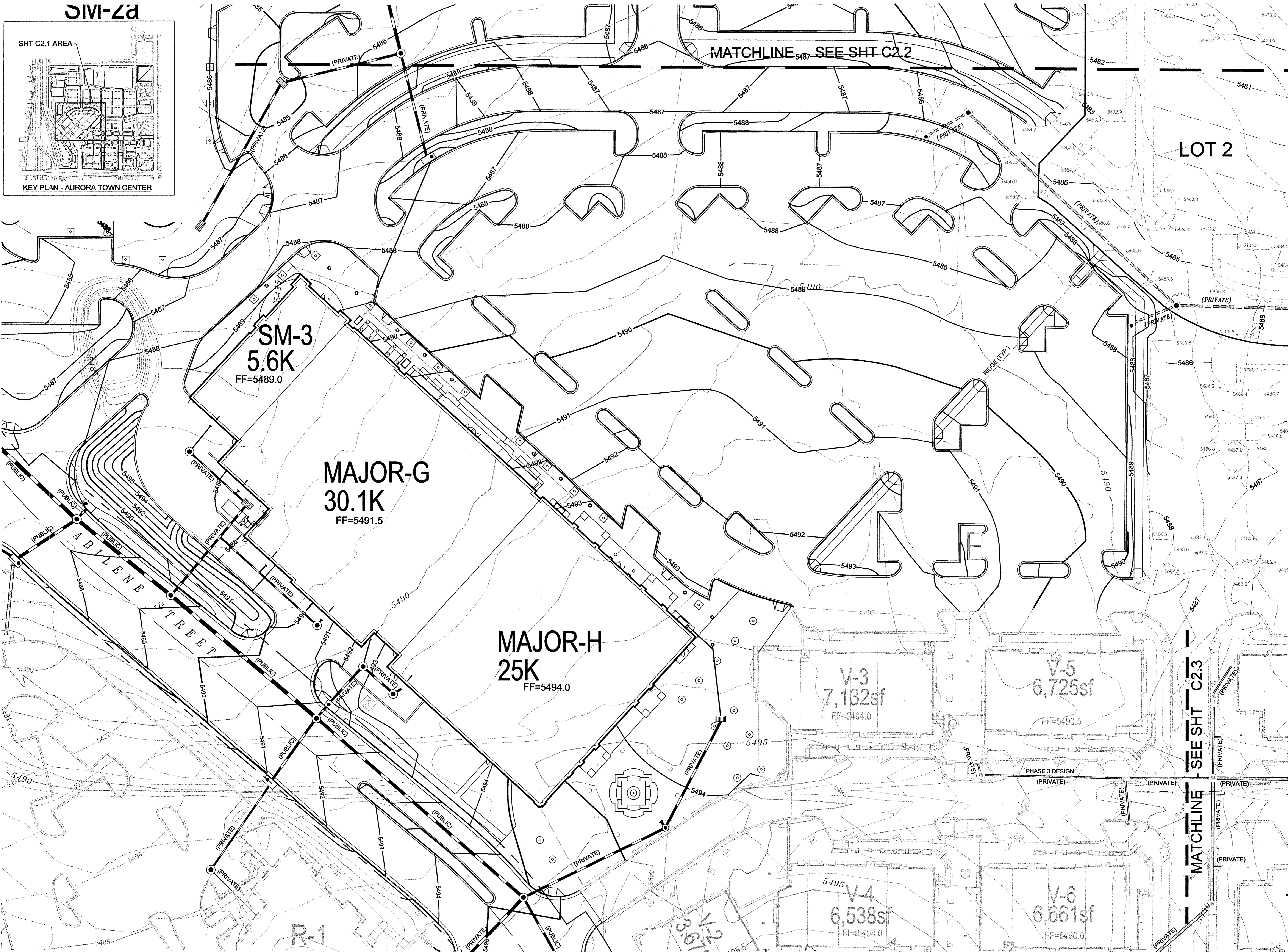
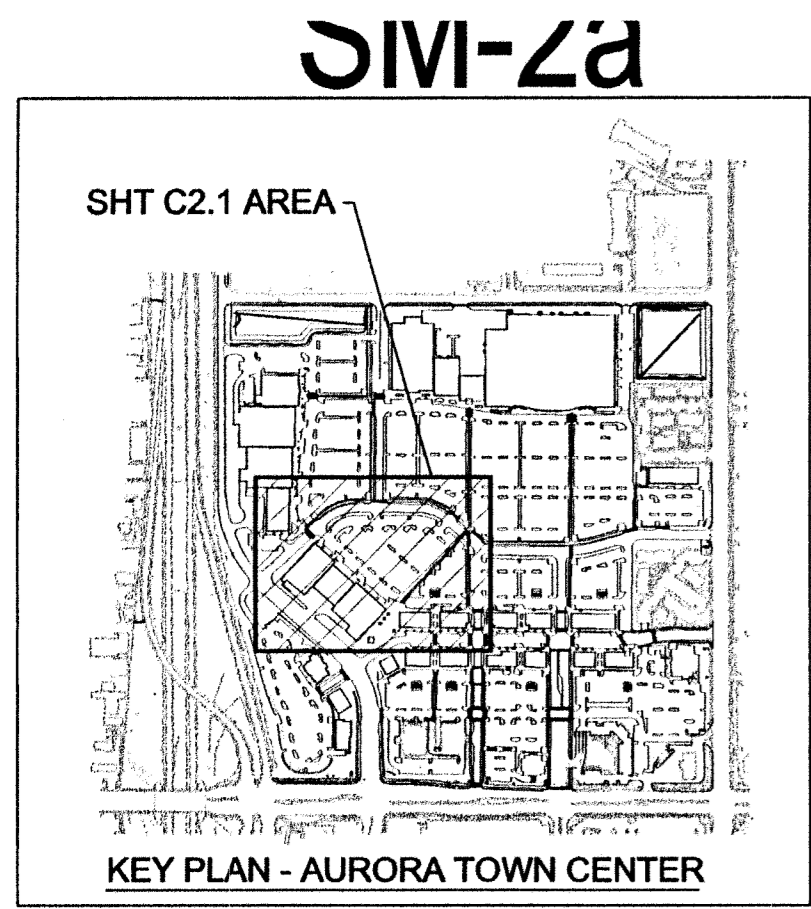
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Submittal Date: 07/18/01

Sheet Title

**SP-12**

Sheet Number



Design Architect  
DAVID OWEN TRYBA  
ARCHITECTS  
2000 DTC Parkway, Suite 350  
Greenwood Village, CO 80111  
720.529.8774

A Project For  
MILLER  
WEINGARTEN  
REALESTATE  
2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80112-5509  
Phone: 303.788.6881  
Fax: 303.788.6881

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

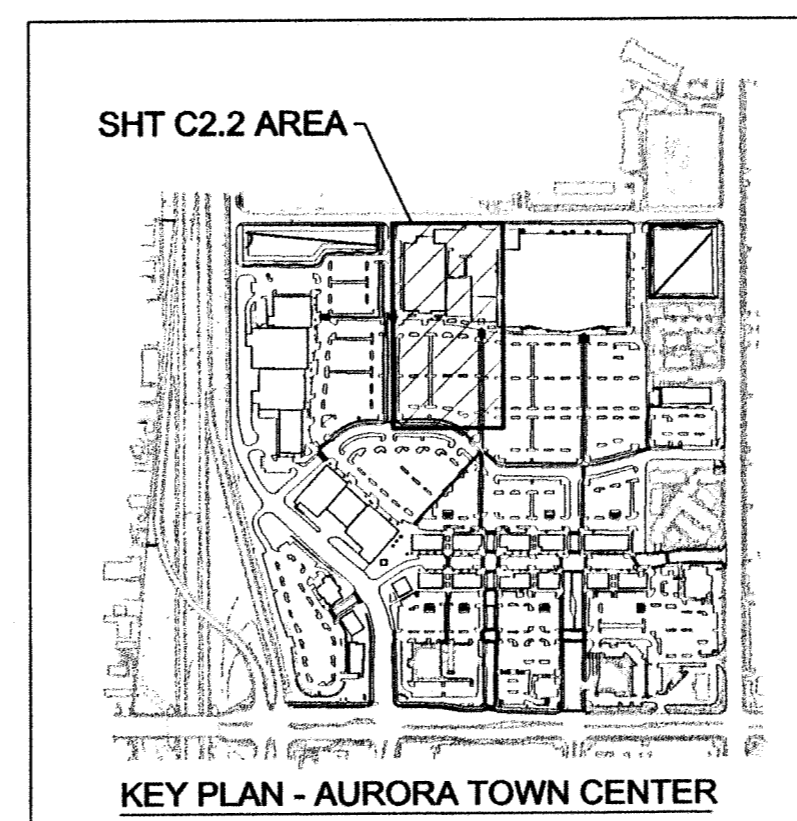
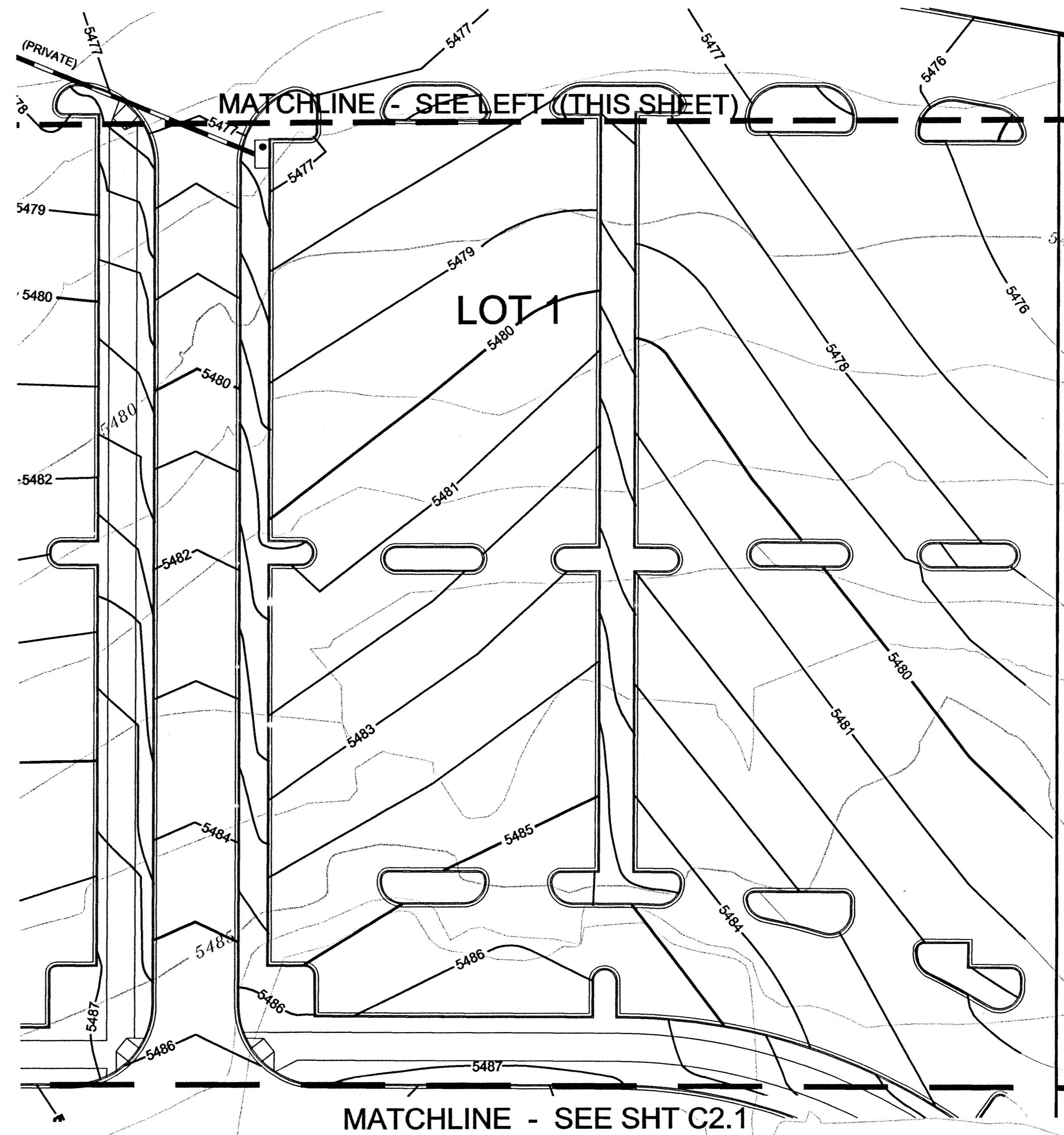
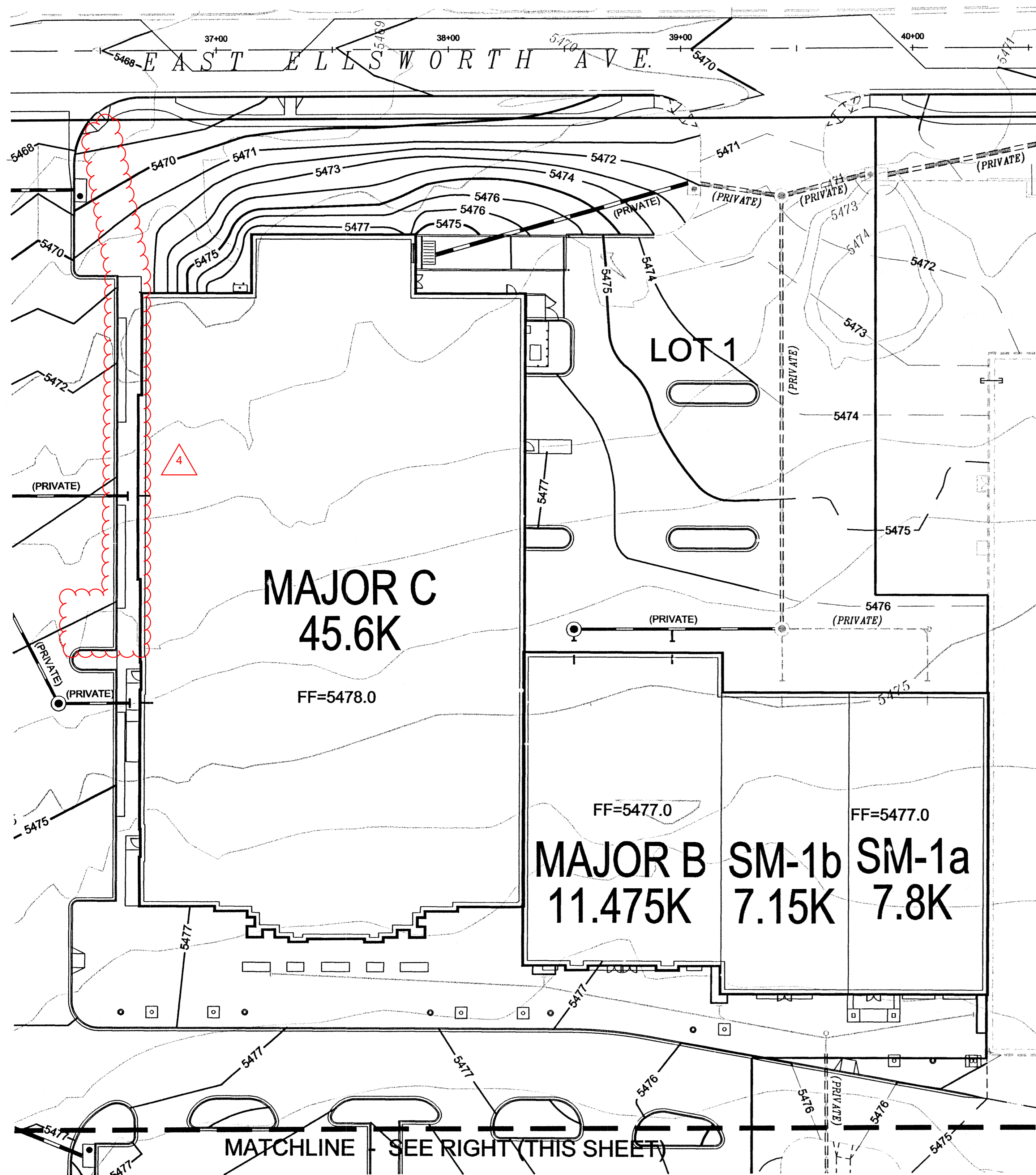
Consultant  
V  
200 Union Blvd., Suite 200  
Lakewood, Colorado 80228  
303.988.8558  
Fax: 303.988.9552  
PROJECT: WEINGARTEN REAL ESTATE  
CONSULTANT: V

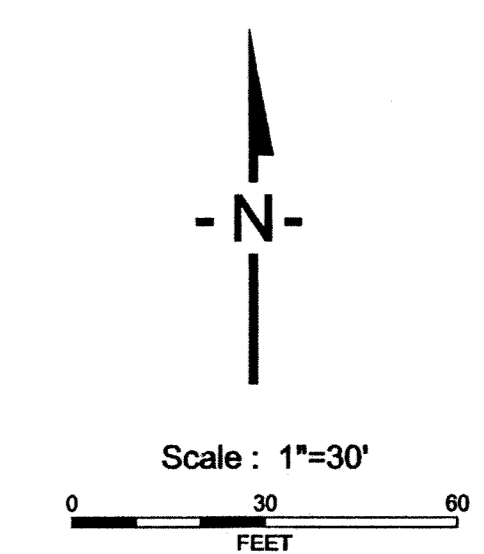
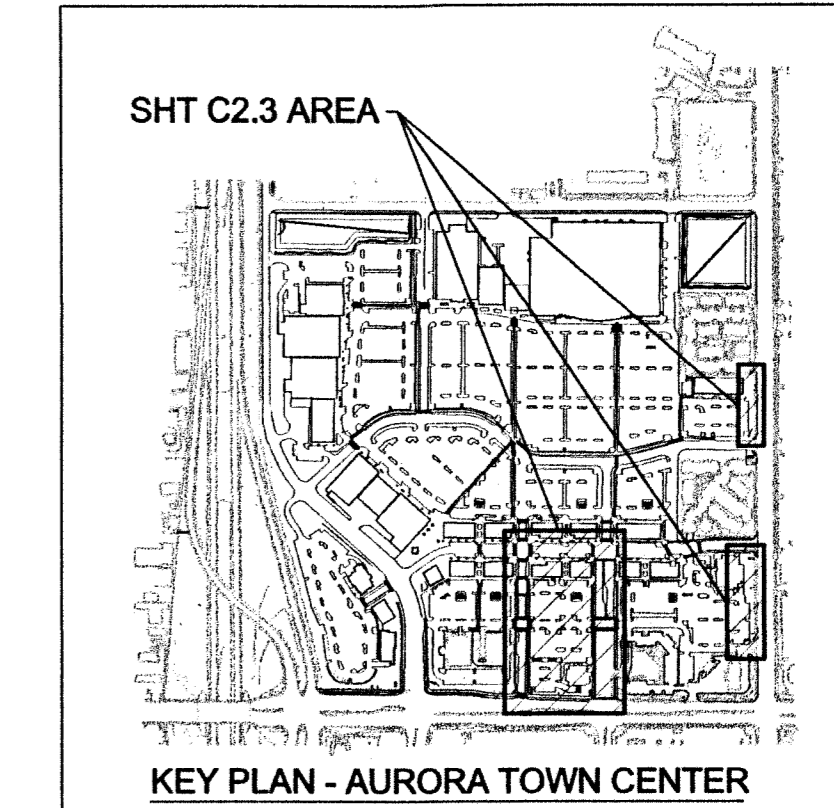
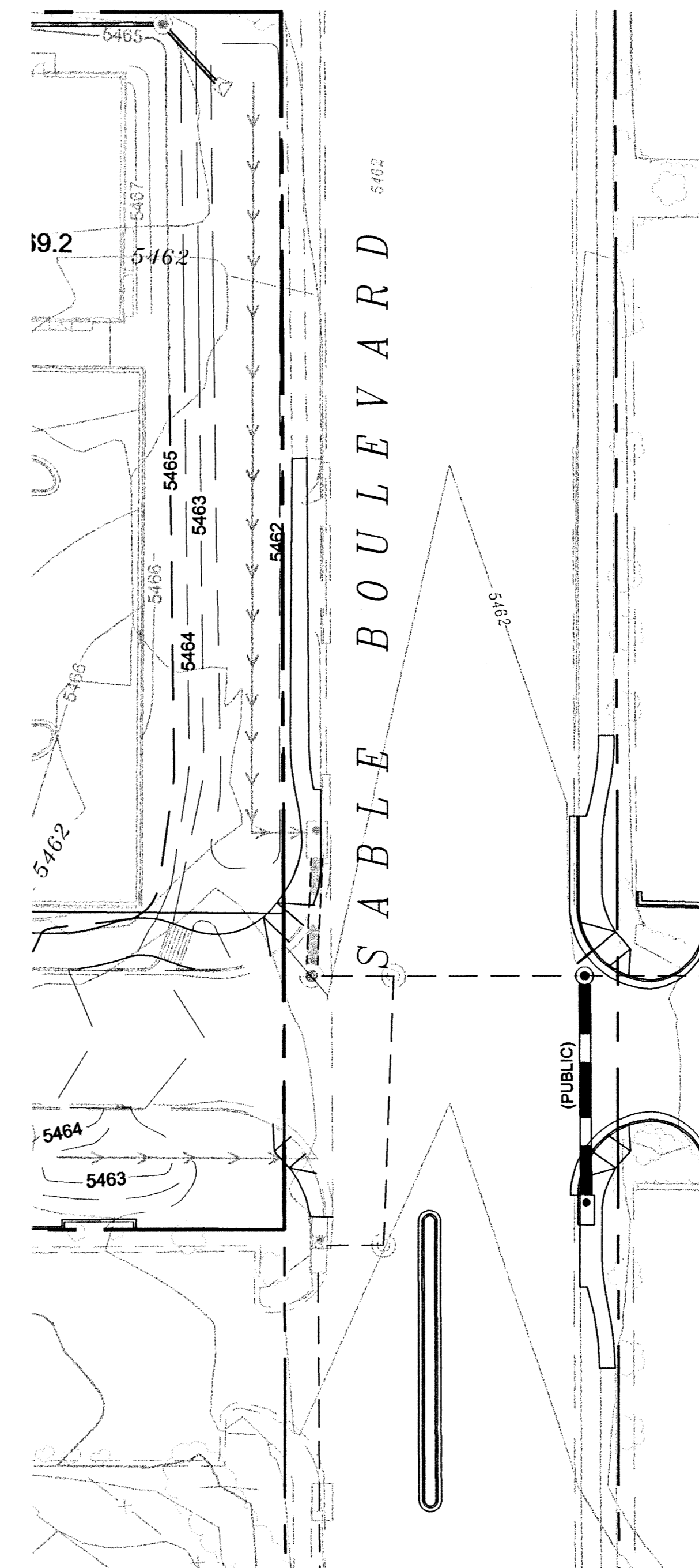
4th Submittal: 04.05.02  
3rd SUBMITTAL 9-28-01  
2nd SUBMITTAL 8-20-01  
Project Number 01007  
Drawn By dh  
Checked By mc  
Scale 1" = 30'  
Date July 11, 2001  
Submittal Date 7-11-01

Sheet Title  
Grading Plan  
C2.1  
Sheet Number

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AURORA TOWN CENTER PH. 2001-6045-00





Not for construction until approved, signed, and dated © 2001 Sheet Number

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




PASADENA  
IRVINE  
LAS VEGAS  
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NEW YORK  
LONG BEACH  
CLEVELAND  
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Retail • Entertainment • Hospitality • Office

Tel. 770.539.8768 (F) 720.529.8774  
5300 DTC Parkway, Suite 350  
Greenwood Village, CO 80111 mga architecture

-----  
**Design Architect**




**DAVID OWEN TRYBA  
ARCHITECTS**

1401 Logan Street  
Suite 100  
Boulder, CO 80501  
303.441.0116  
BOUTHER@DOTRYBA.COM

**MILLER WEINGARTEN**  
**REALTY, LLC**  
INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80112-5509  
Phone 303.795.6500  
Fax 303.795.6501

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

**Consultant**

 **CONSULTANTS**

**200 Union Blvd., Suite 200  
Lakewood, Colorado 80228  
303.989.8588  
fax 303.989.9932**

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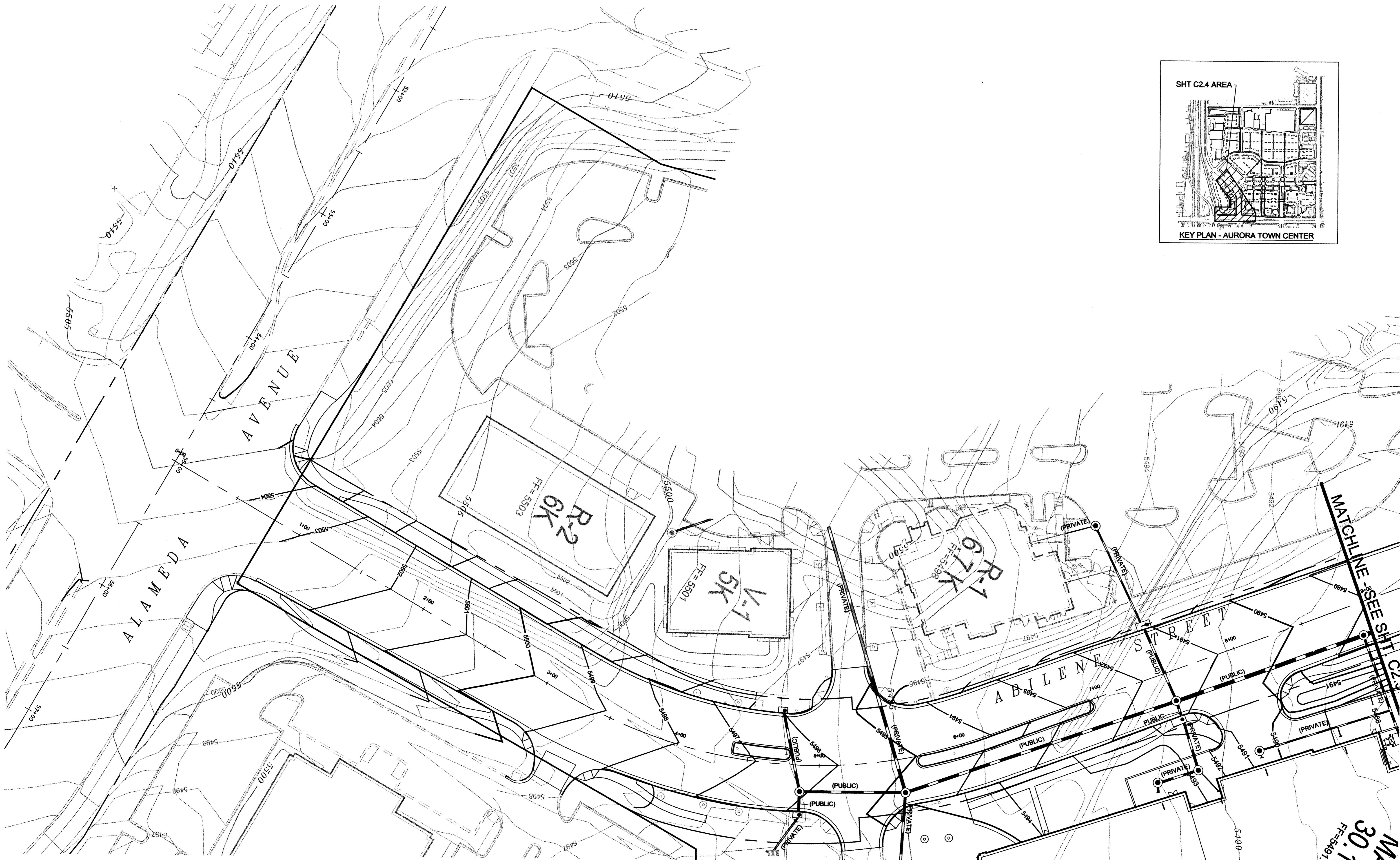
**4th Submittal: 04.05.02**

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

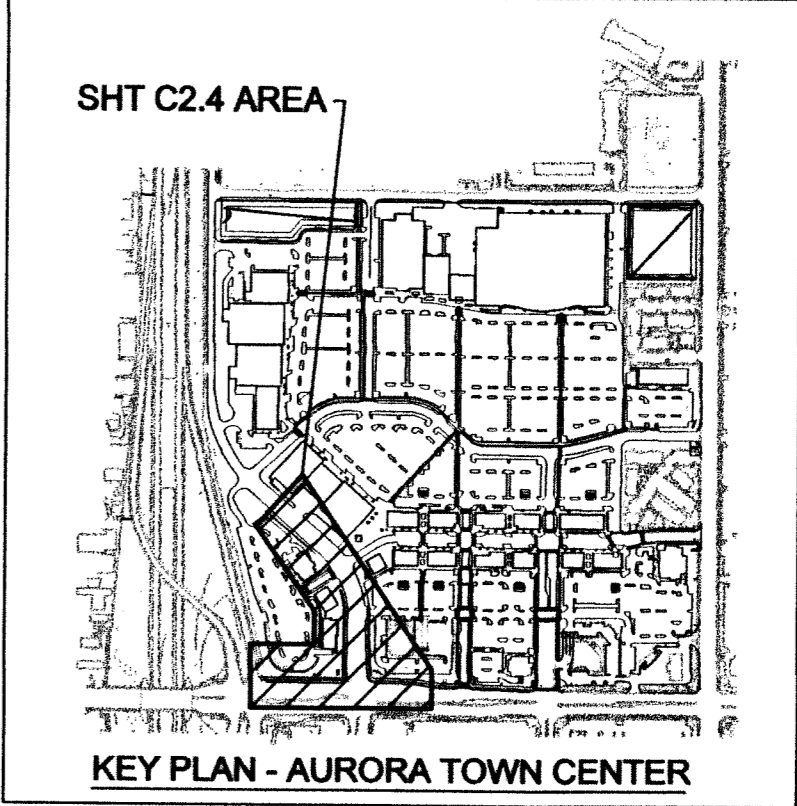
**Submittal Date 7-11-01**

# Grading Plan

## C2.3



ABILENE STREET PLAN  
SCALE - 1" = 30'



PASADENA  
 RIVERSIDE  
 LOS ANGELES  
 SAN FRANCISCO  
 NEW YORK  
 LONG BEACH  
 CLEVELAND  
 SAN DIEGO  
 DENVER  
 Retail • Entertainment • Hospitality • Office

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 5300 DTC Parkway, Suite 350  
 Greenwood Village, CO 80111

Design Architect

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 ARCHITECTS  
 1500 17th Street  
 Suite 100  
 Denver, CO 80202  
 Phone: 303.733.1010

A Project For

MILLER  
 WEINGARTEN  
 REALTY, LLC  
 2 INVERNESS DRIVE EAST, SUITE 200  
 ENGINEERING CENTER  
 Phone: 303.799.8300  
 Fax: 303.799.8381

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

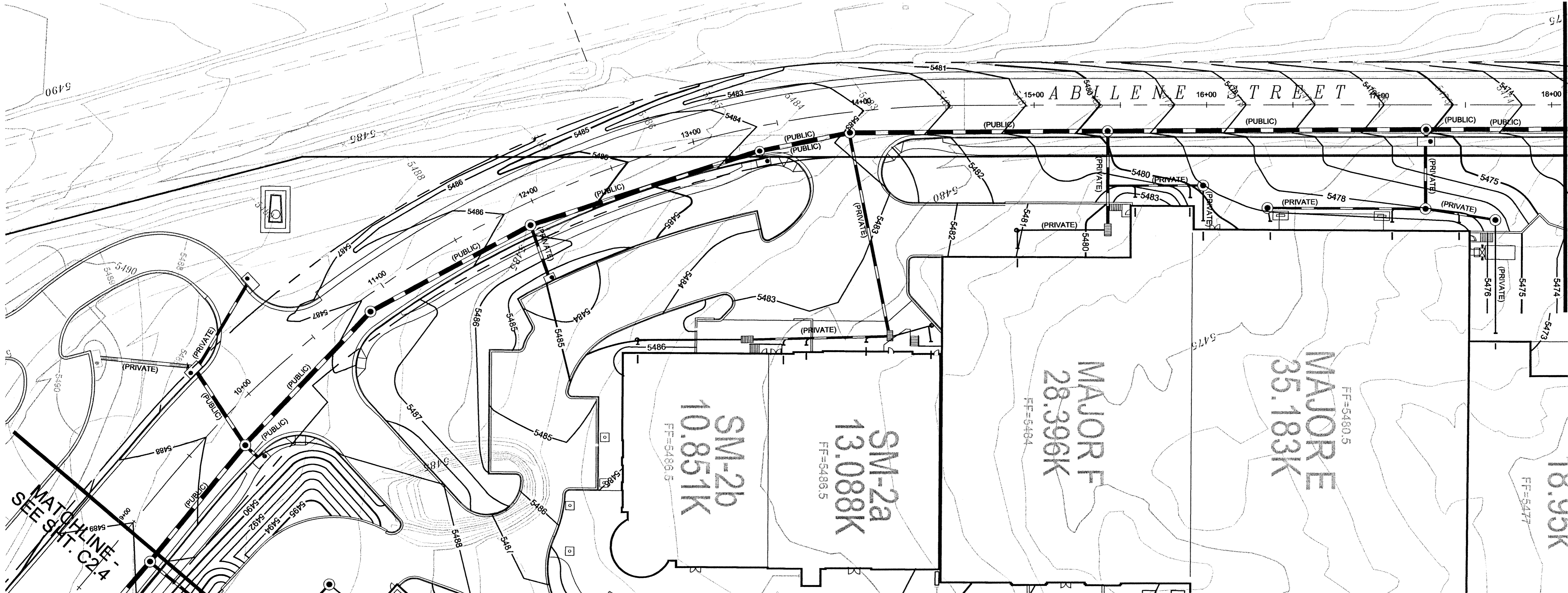
Consultant

CONSULTANTS  
 200 Union Blvd., Suite 200  
 Lakewood, CO 80226  
 Phone: 303.989.8858  
 Fax: 303.989.9832  
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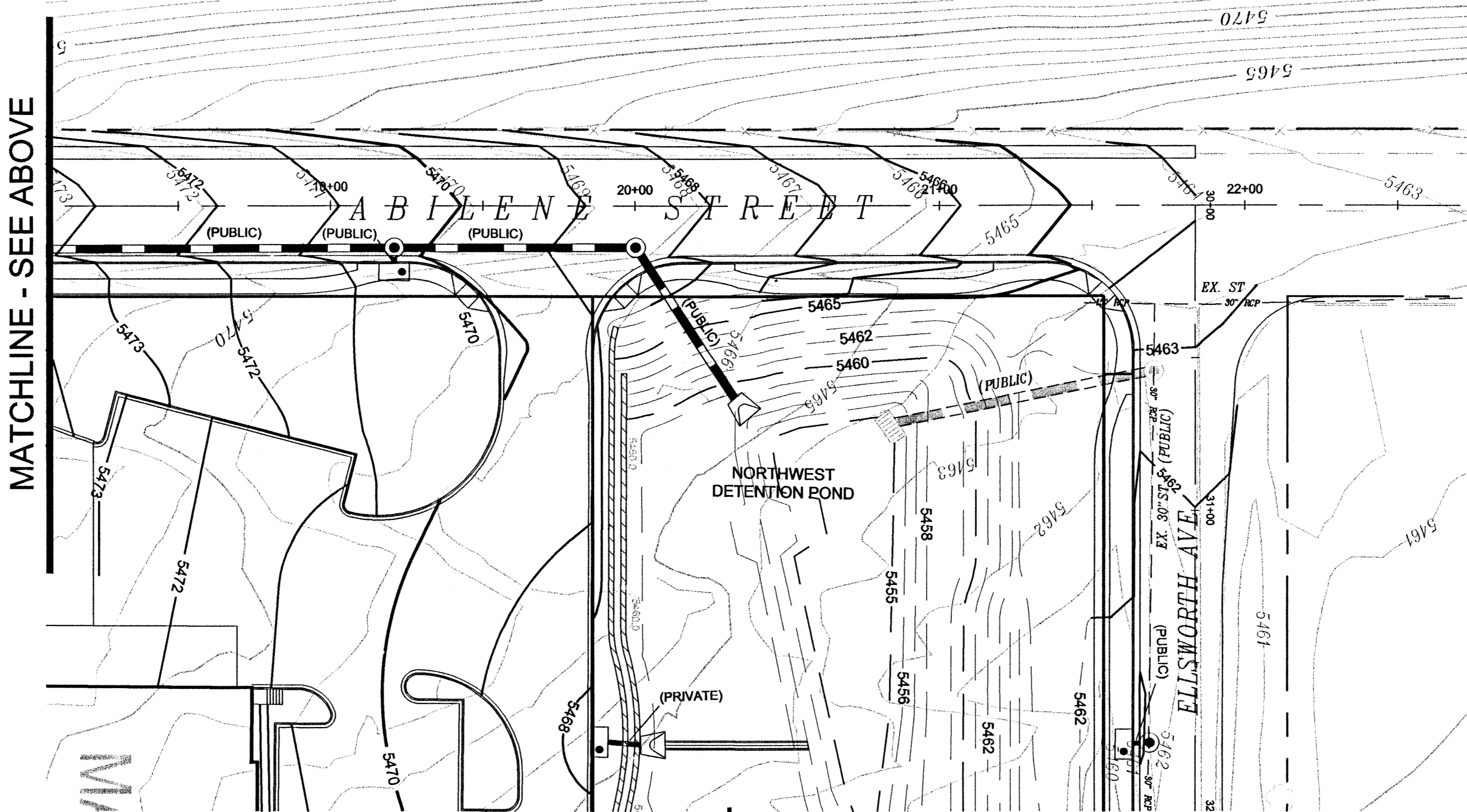
4th Submittal: 04.05.02  
 3rd Submittal: 9-28-01  
 2nd Submittal: 8-20-01  
 Project Number: 01007  
 Drawn By: dh  
 Checked By: mc  
 Scale: 1" = 30'  
 Date: July 11, 2001  
 Submittal Date: 7-11-01

Sheet Title  
 Abilene Street  
 Grading Plan  
 C2.4

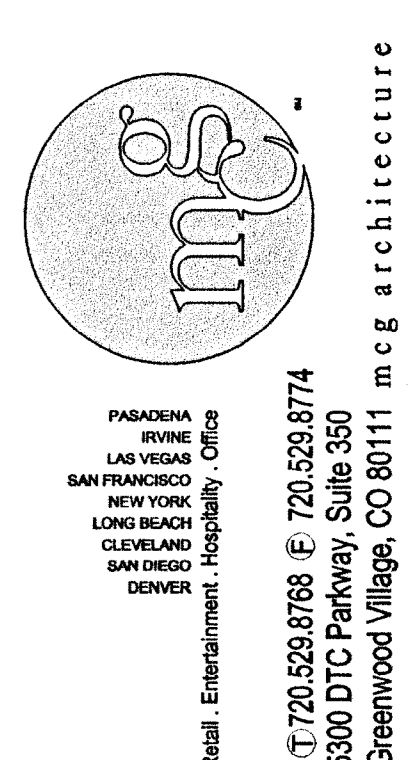
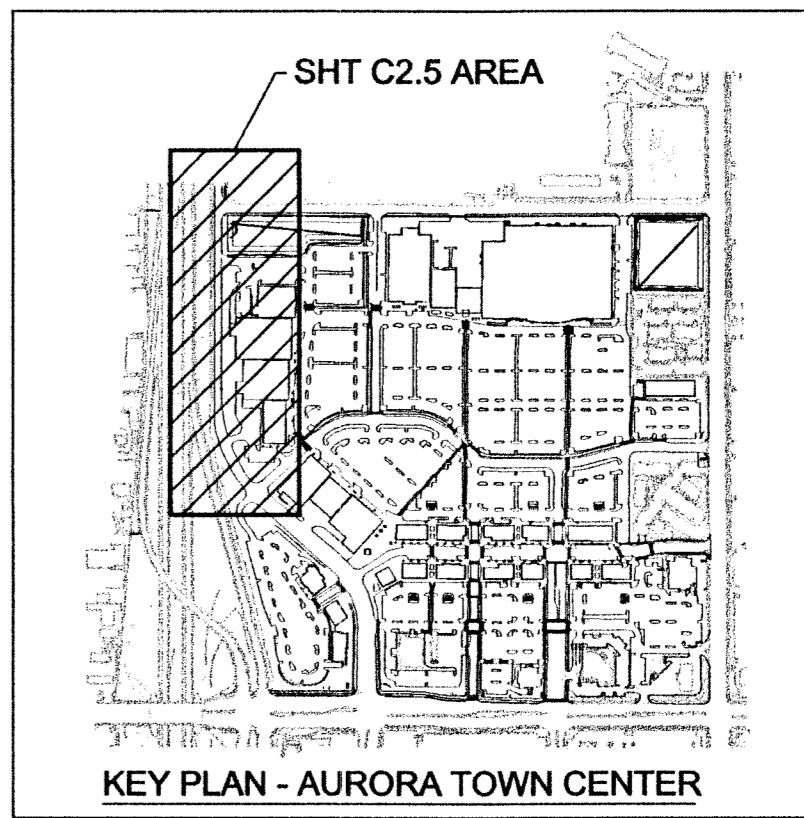
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ABILENE STREET PLAN  
SCALE - 1" = 30'



ABILENE STREET PLAN  
SCALE - 1" = 30'



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Real Estate, Hospitality, Office

720.529.8774  
5200 DTC Parkway, Suite 350  
Greenwood Village, CO 80111 meg architecture

Design Architect

DAVID OWEN TRYBA  
ARCHITECTS  
1801 Legum Street  
Suite 300  
Boulder, CO 80501

A Project For

MILLER  
WEINGARTEN

MILLER WEINGARTEN  
REALTY, LLC  
2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80155  
Phone 303.799.6300  
Fax 303.799.6361

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

Consultant

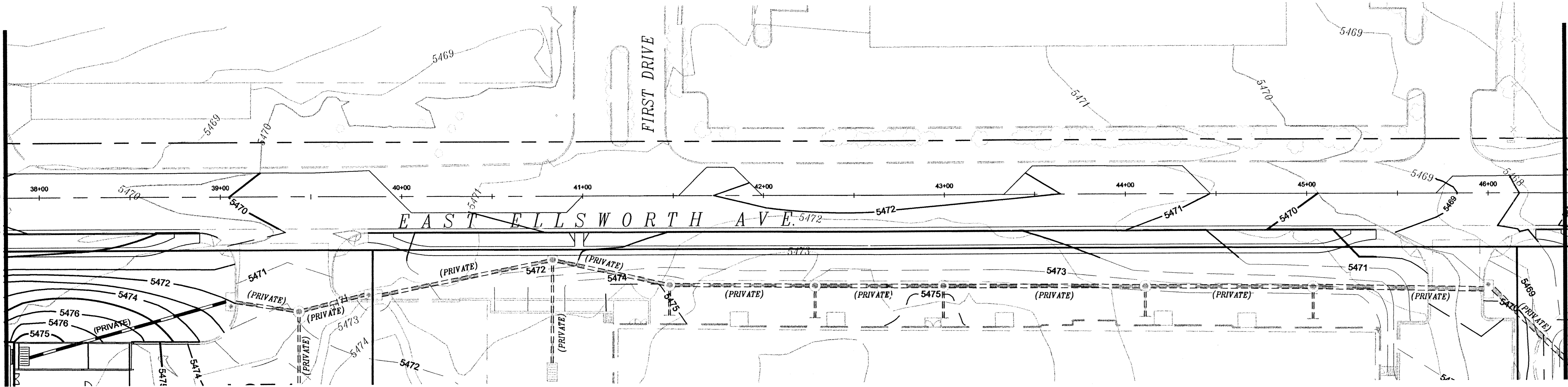
CONSULTANTS  
200 Union Blvd., Suite 200  
Lakewood, Colorado 80228  
Phone 303.988.9932  
Fax 303.988.9932

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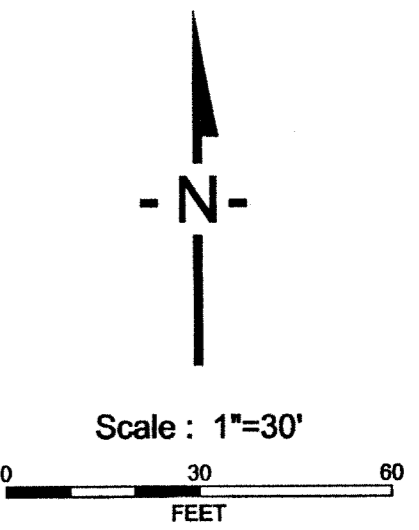
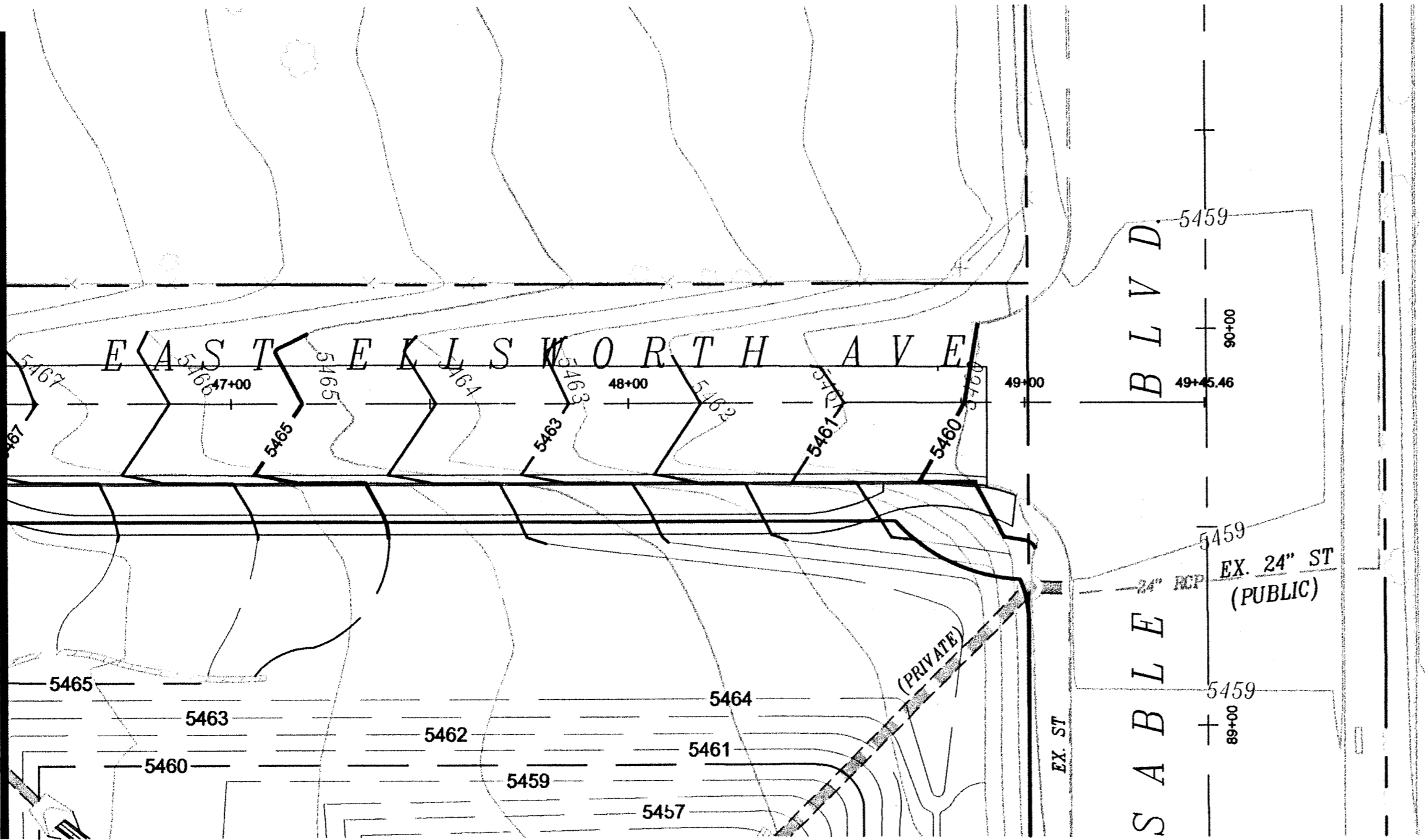
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3rd SUBMITTAL 9-28-01  
2nd SUBMITTAL 8-20-01  
Project Number 01007  
Drawn By dh  
Checked By mc  
Scale 1" = 30'  
Date July 11, 2001  
Submittal Date 7-11-01

Sheet Title  
Abilene Street  
Grading Plan  
C2.5  
Sheet Number

MATCHLINE - SEE ABOVE

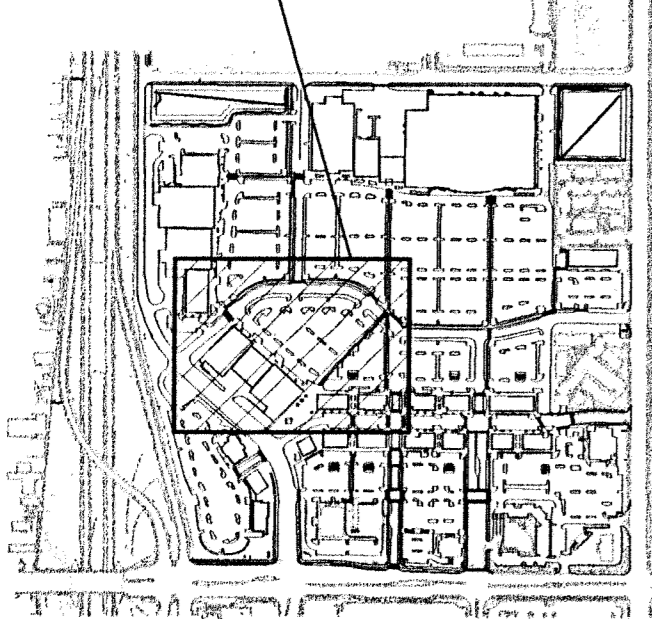


MATCHLINE - SEE ABOVE



13.088K

SHT C3.1 AREA



KEY PLAN - AURORA TOWN CENTER

MATCHLINE - SEE SHT C3.2

LOT 2

SM-3  
5.6K

MAJOR-G  
30.1K

MAJOR-H  
25K

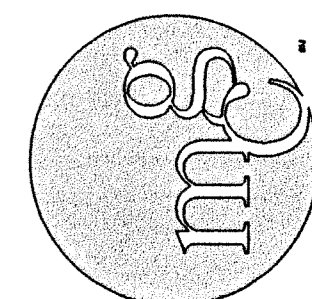
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V-3  
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V-5  
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V-4  
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V-6  
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mcg  
PADOVA  
IRVINE  
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A Project For

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WEINGARTEN

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

Consultant



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4th Submittal: 04.05.02

3rd Submittal: 9-28-01

2nd Submittal: 8-20-01

Project Number: 01007

Drawn By: dh

Checked By: mc

Scale: 1" = 30'

Date: July 11, 2001

Submittal Date: 7-11-01

Sheet Title

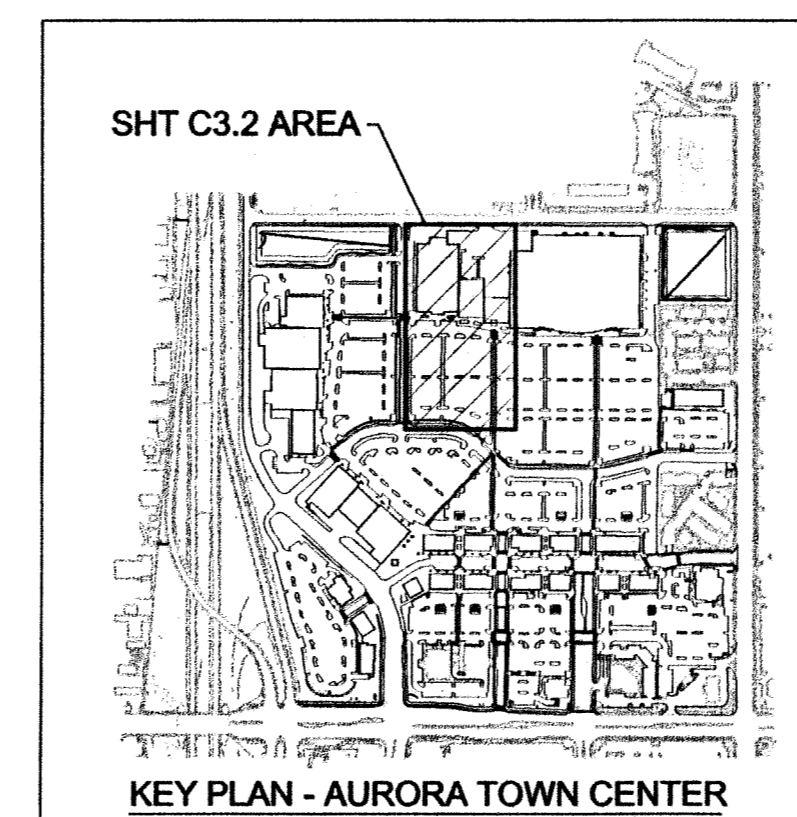
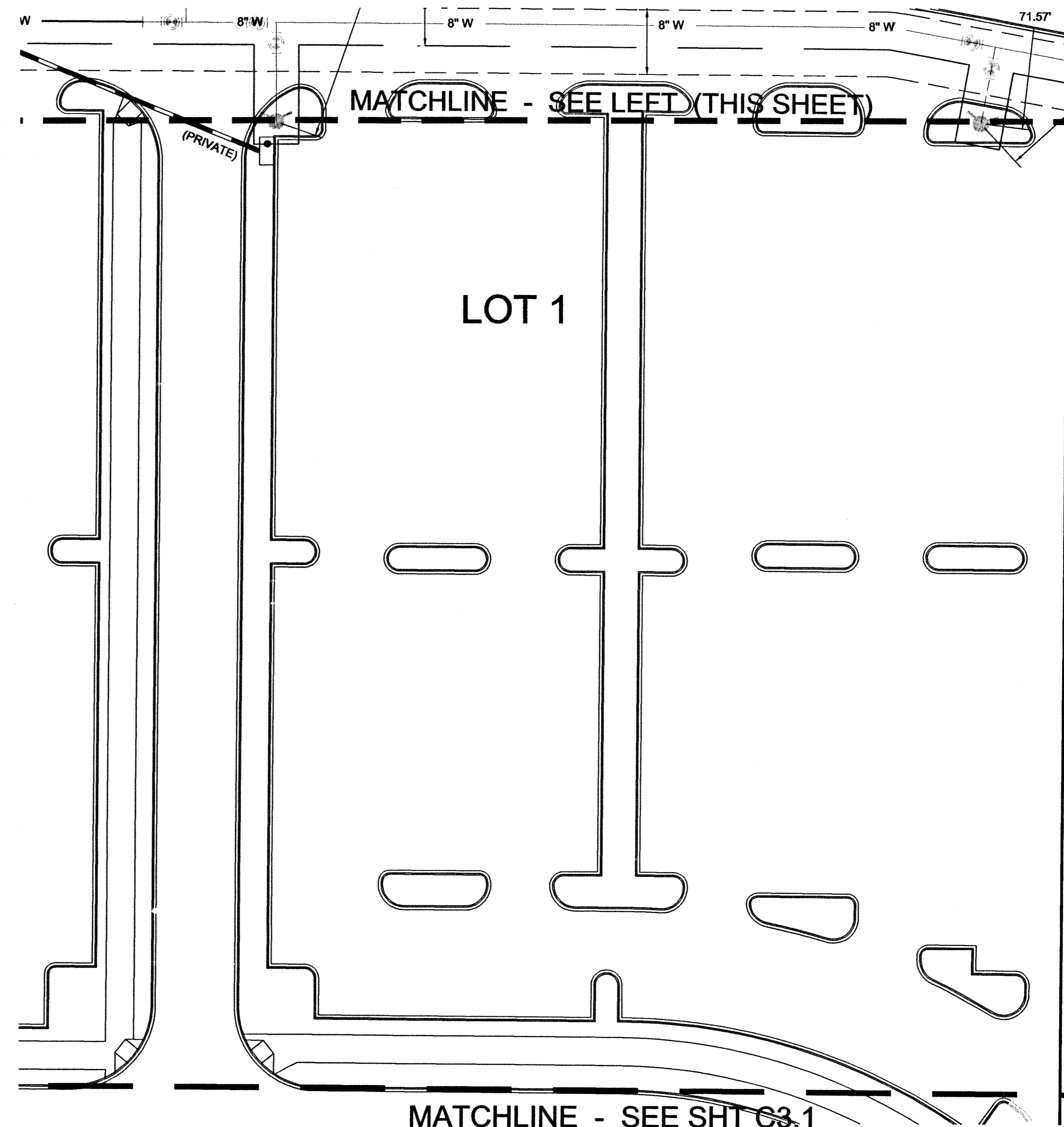
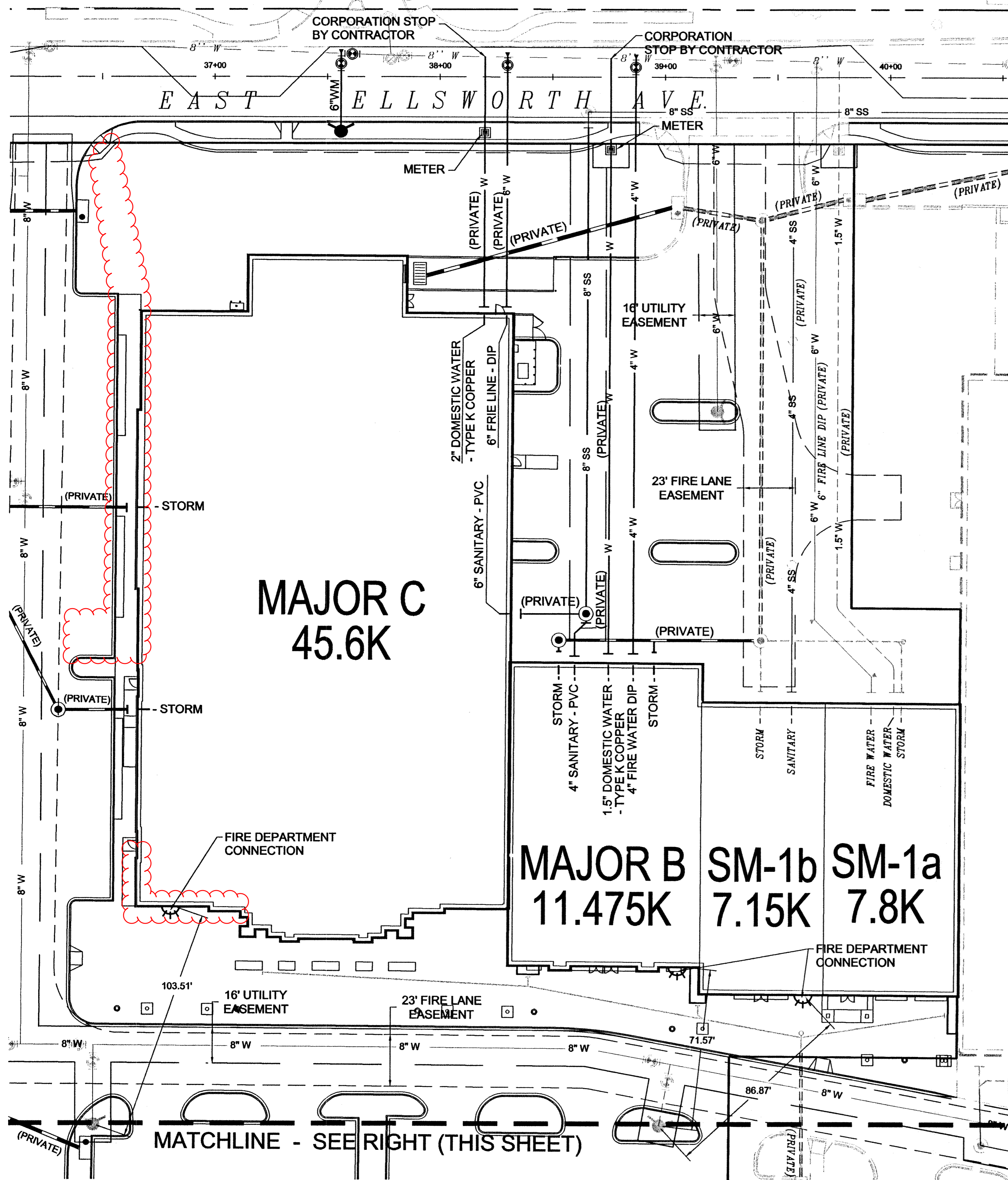
Utility Plan

C3.1

Sheet Number

Not for construction until approved, signed, and dated © 2001

AURORA TOWN CENTER PH. 2001-6045-00



**mcg**  
 PASADENA  
 IRVINE  
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 SAN FRANCISCO  
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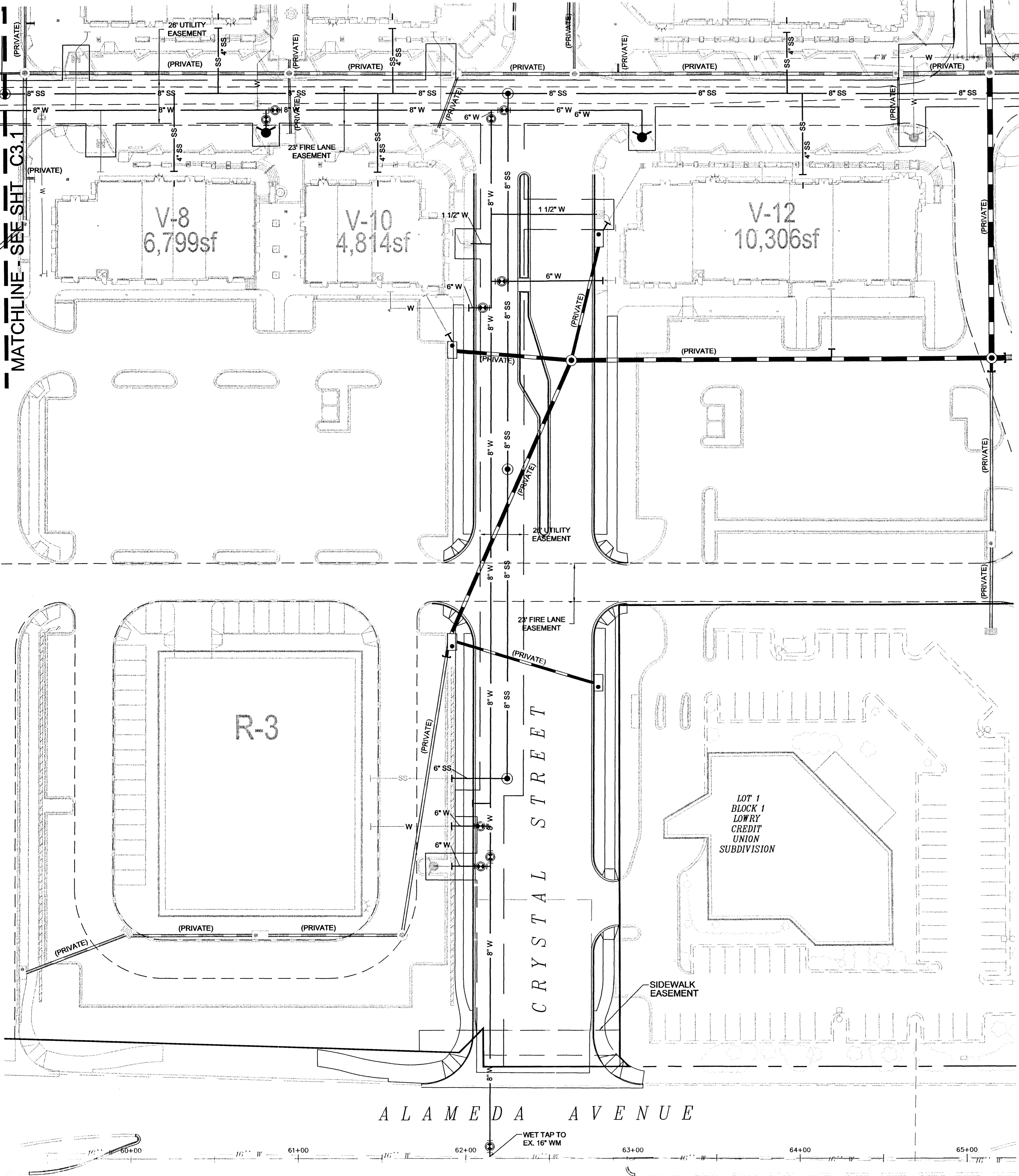
A Project For  
**MILLER WEINGARTEN**  
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SITE PLAN SUBMITTAL  
 AURORA TOWN CENTER  
**Phase II**  
**(LEBANC)**  
 ALAMEDA AVENUE & SABLE STREET  
 AURORA, COLORADO

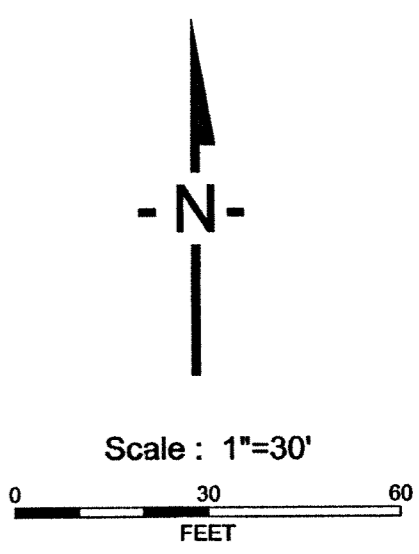
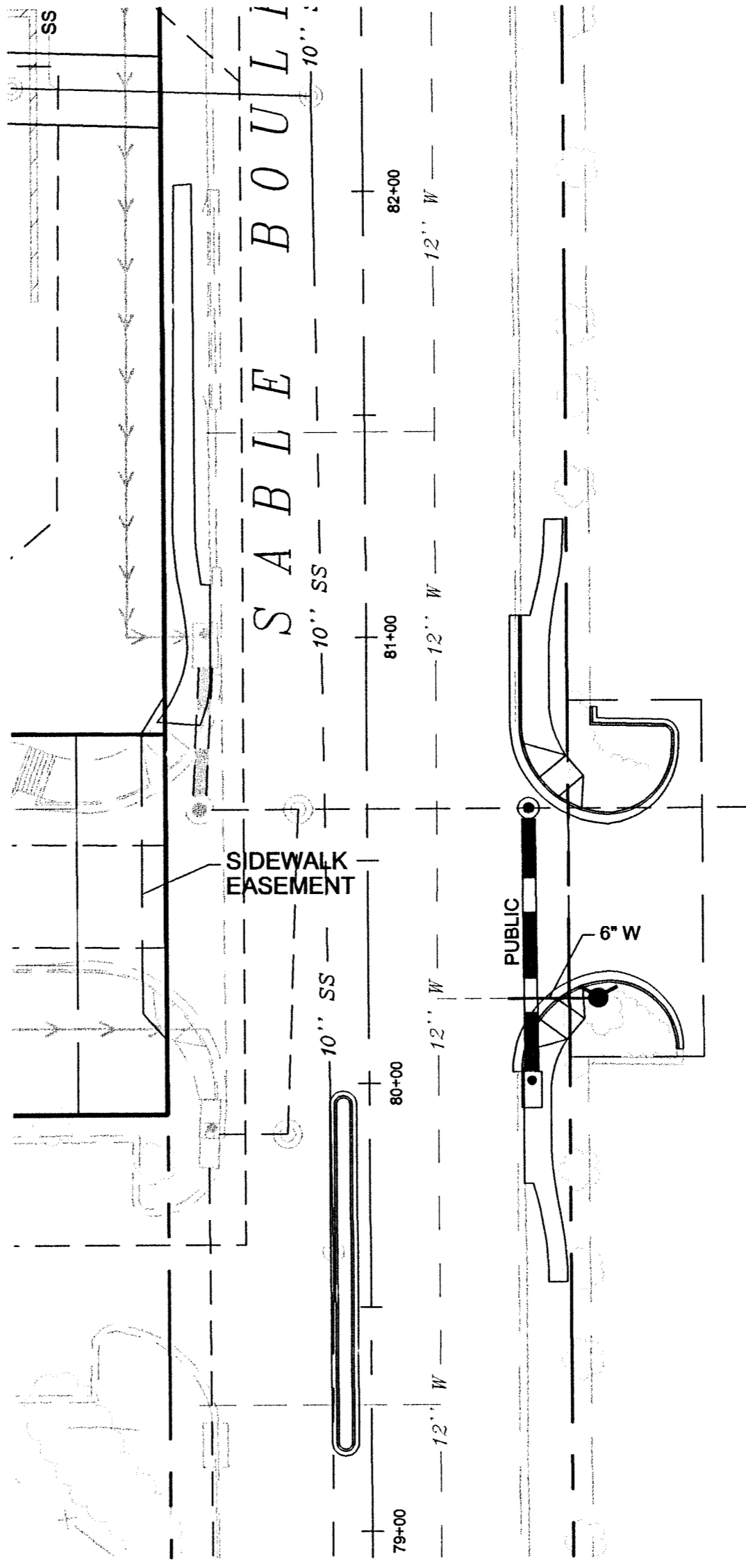
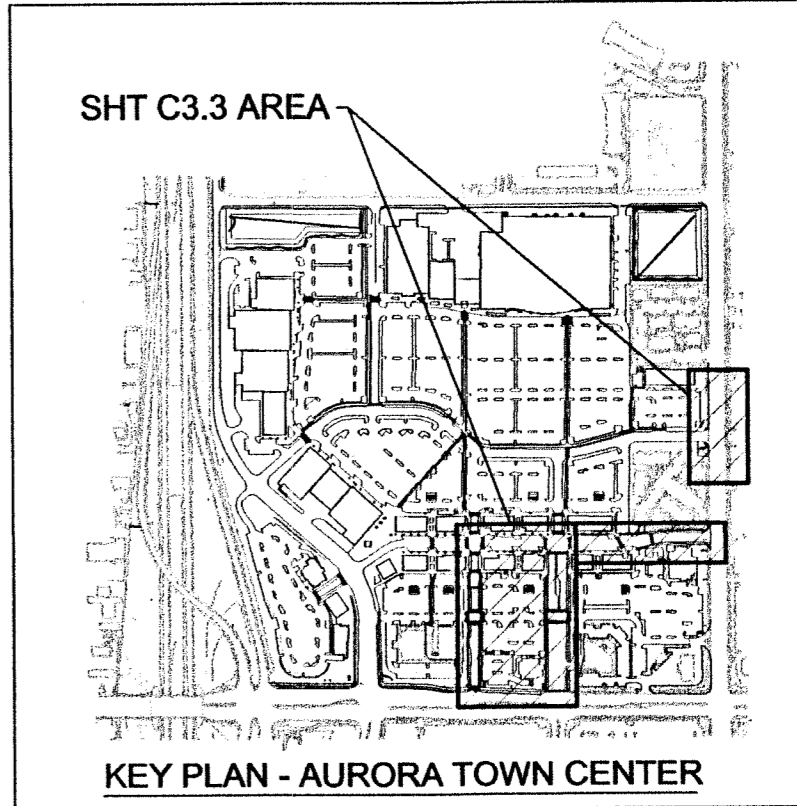
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**4th Submittal: 04.05.01**  
 3rd SUBMITTAL 9-28-01  
 2nd SUBMITTAL 8-20-01  
 Project Number 01001  
 Drawn By dl  
 Checked By m  
 Scale 1" = 30'  
 Date July 11, 2001  
 Submittal Date 7-11-01

Sheet Title  
**Utility Plan**  
**C3.2**  
 Sheet Number



MATCHLINE - SEE SHT C3.1



**mc**  
PARADISE  
RYNE  
LAS VEGAS  
SAN FRANCISCO  
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DENVER  
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303.733.1410

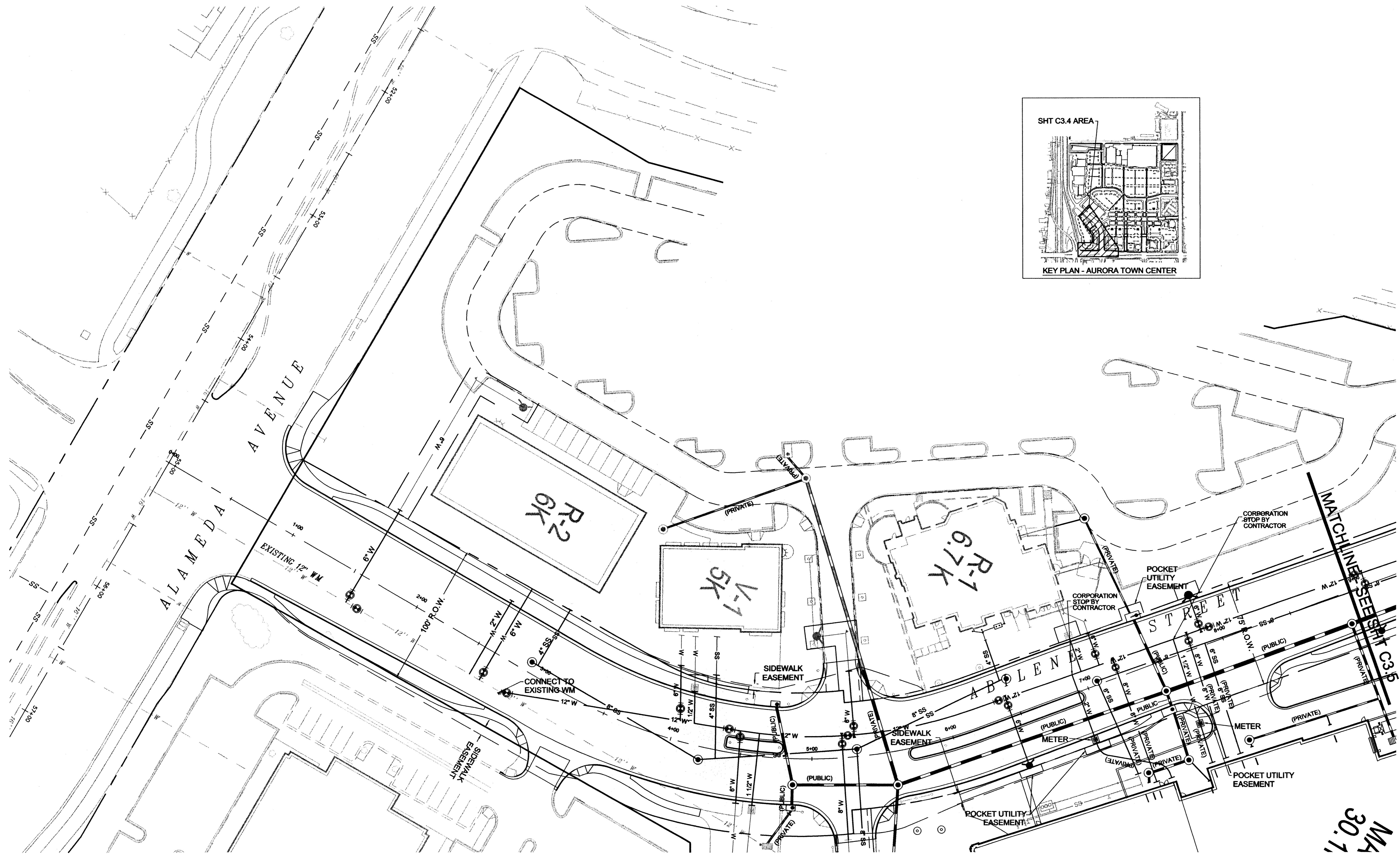
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SITE PLAN SUBMITTAL  
AURORA TOWN CENTER  
**Phase II**  
**(LEBANC)**  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

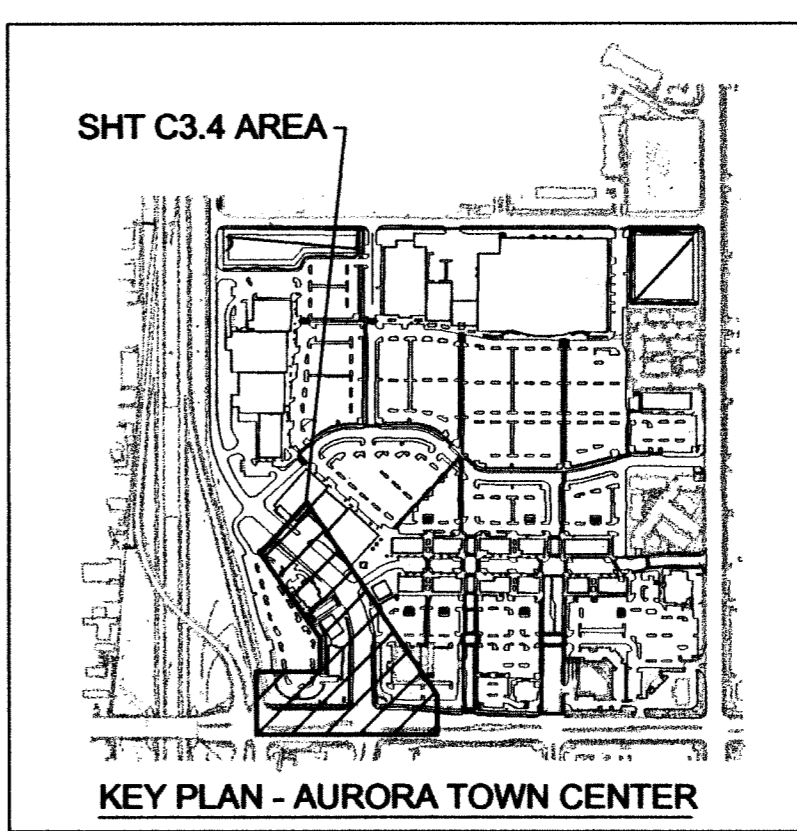
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**4th Submittal: 04.05.01**  
3rd SUBMITTAL 9-28-01  
2nd SUBMITTAL 8-20-01  
Project Number 01007  
Drawn By dh  
Checked By mc  
Scale 1" = 30'  
Date April 4, 2001  
Submittal Date 4-4-01

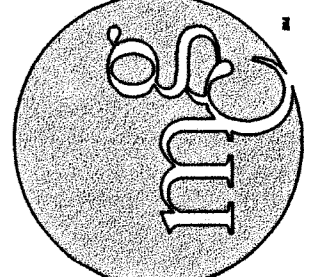
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**Utility Plan**  
**C3.3**  
Sheet Number



ABILENE STREET PLAN  
SCALE - 1" = 30'



MA  
30.1



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Design Architect


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1830 Lamar Street  
Suite 200  
Boulder, CO 80501

A Project For

MILLER  
WEINGARTEN

MILLER WEINGARTEN  
REALTY, LLC  
2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80112-5609  
Phone: 303.799.6391  
Fax: 303.799.6391  
AURORA, COLORADO

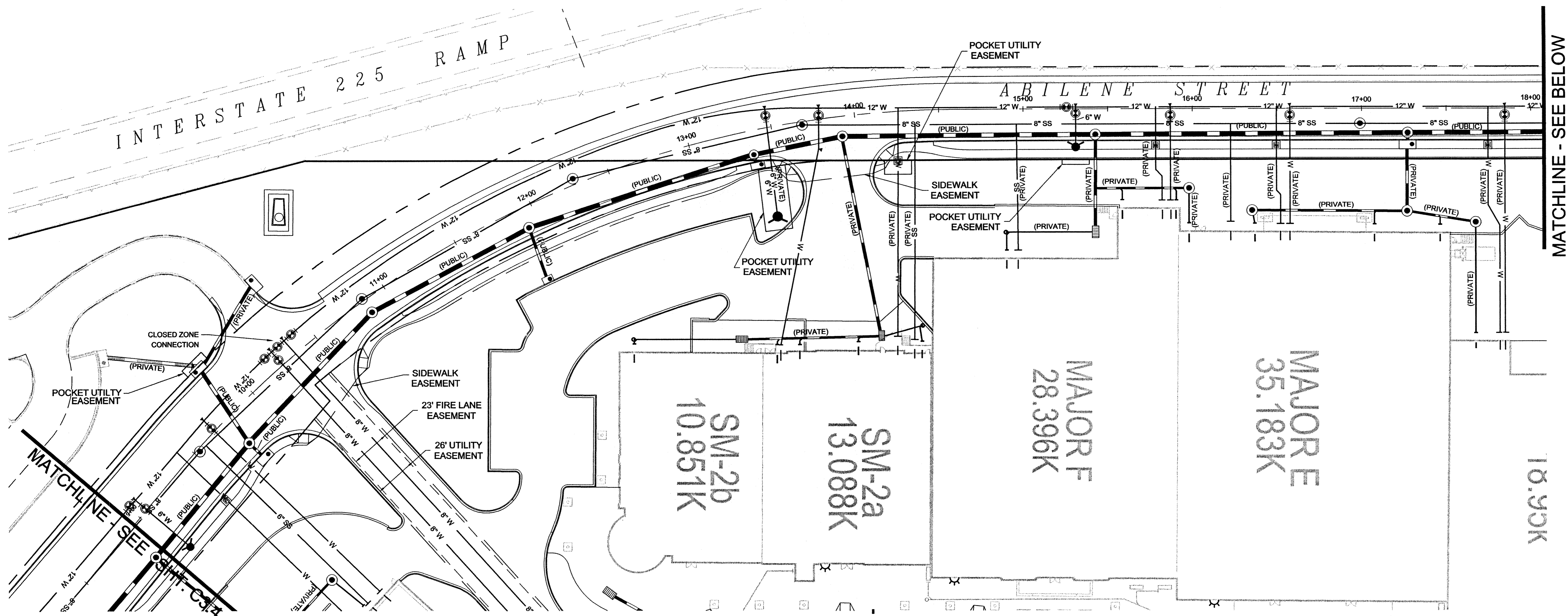
Consultant

  
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Lakewood, Colorado 80228  
303.989.8588  
Fax: 303.989.8552  
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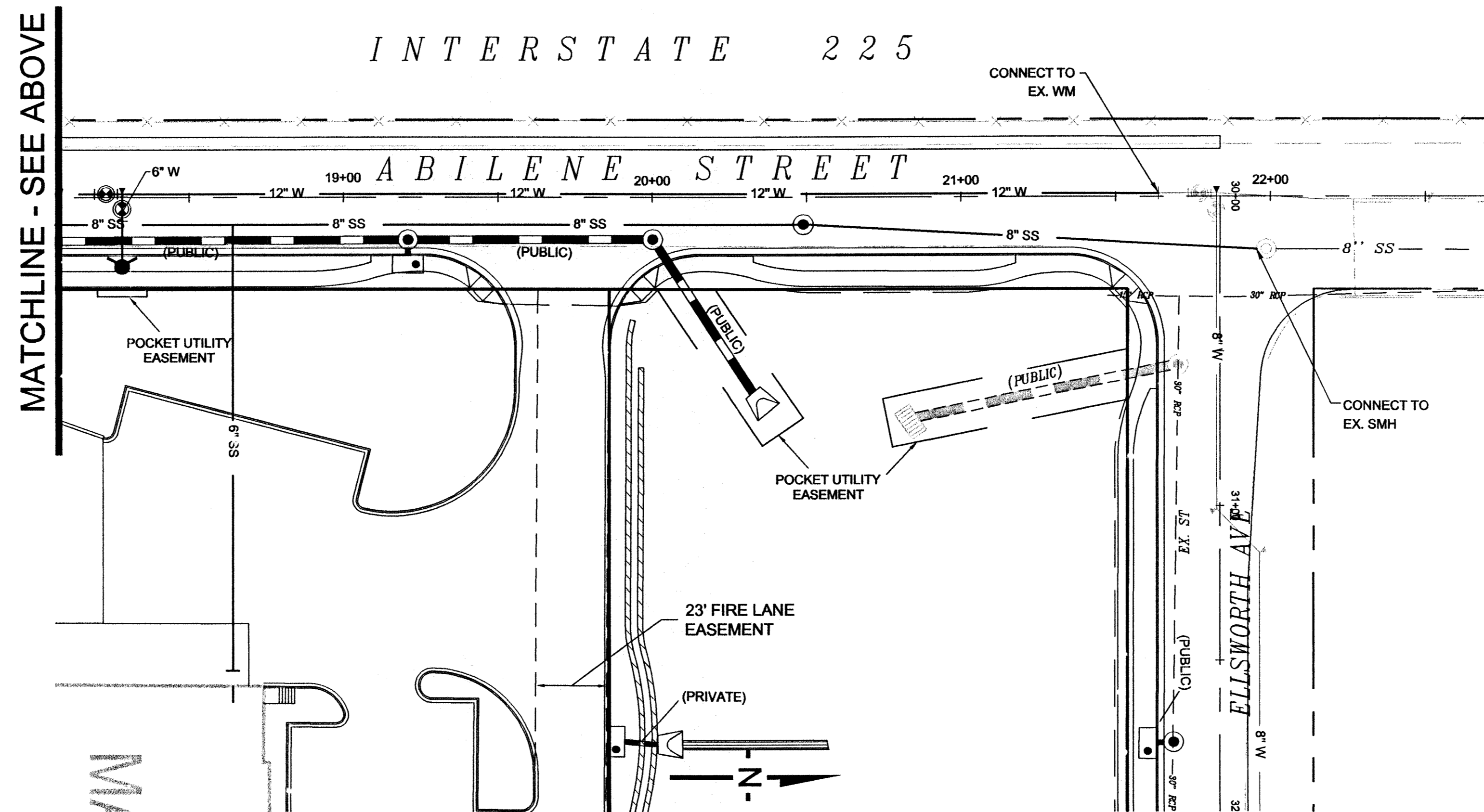
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3rd SUBMITTAL 9-28-01  
2nd SUBMITTAL 8-20-01  
Project Number 01007  
Drawn By dh  
Checked By mc  
Scale 1" = 30'  
Date June 22, 2001

Sheet Title  
Abilene Street  
Utility Plan  
C3.4

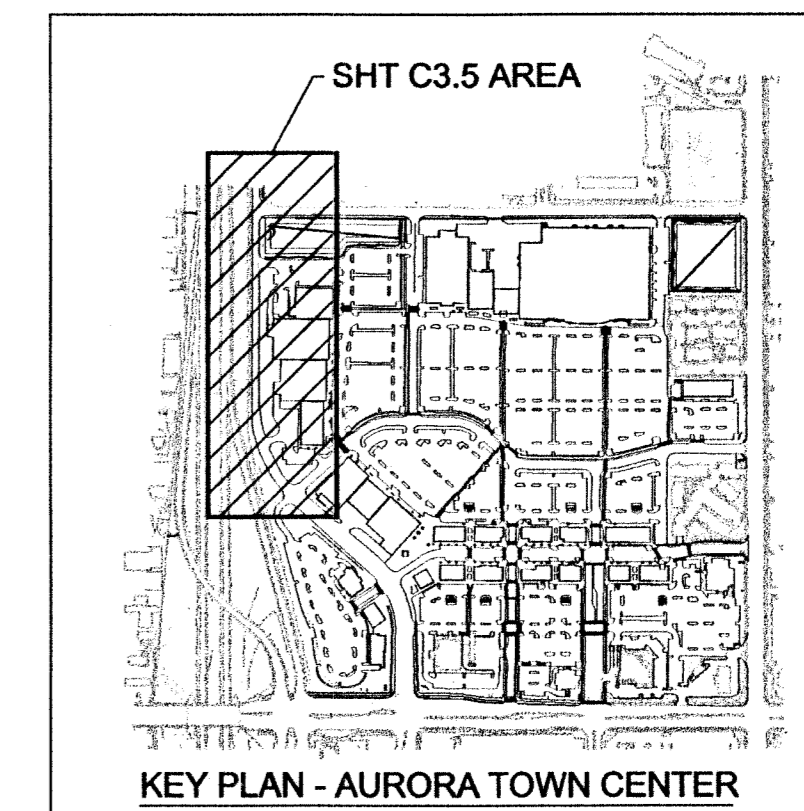
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ABILENE STREET PLAN  
SCALE - 1" = 30'



ABILENE STREET PLAN  
SCALE - 1" = 30'



**meg**  
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Design Architect  
**DAVID OWEN TRYBA  
ARCHITECTS**  
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Boulder, CO 80501  
303.441.1410

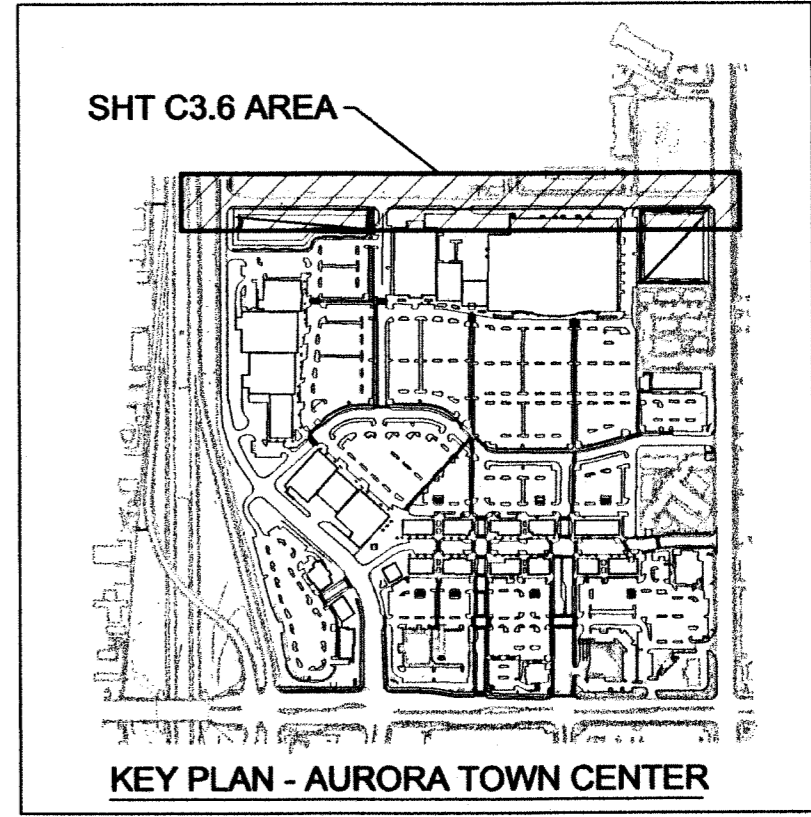
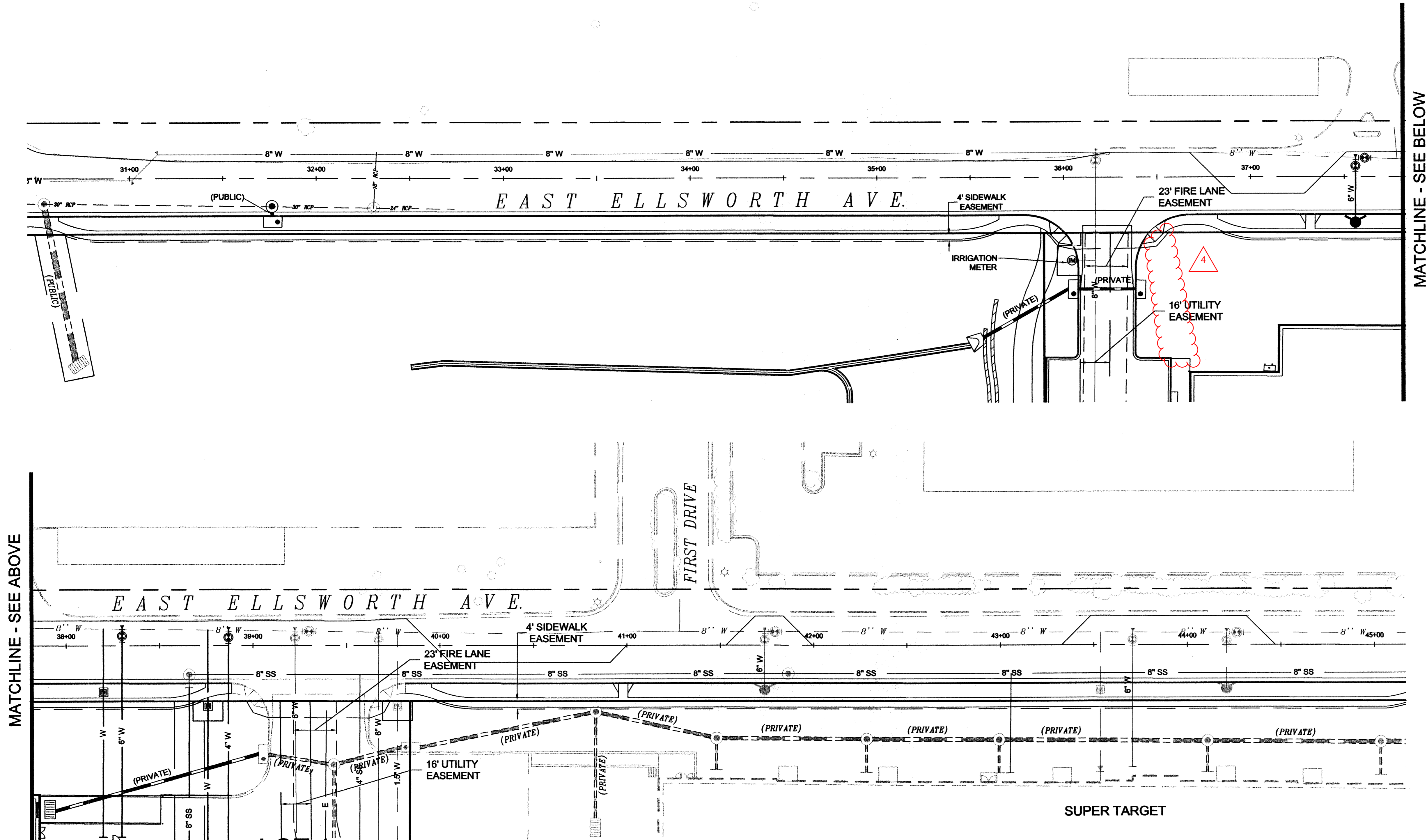
A Project For  
**MILLER  
WEINGARTEN  
REALTY, LLC**  
2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80112-5609  
Phone: 303.799.6381  
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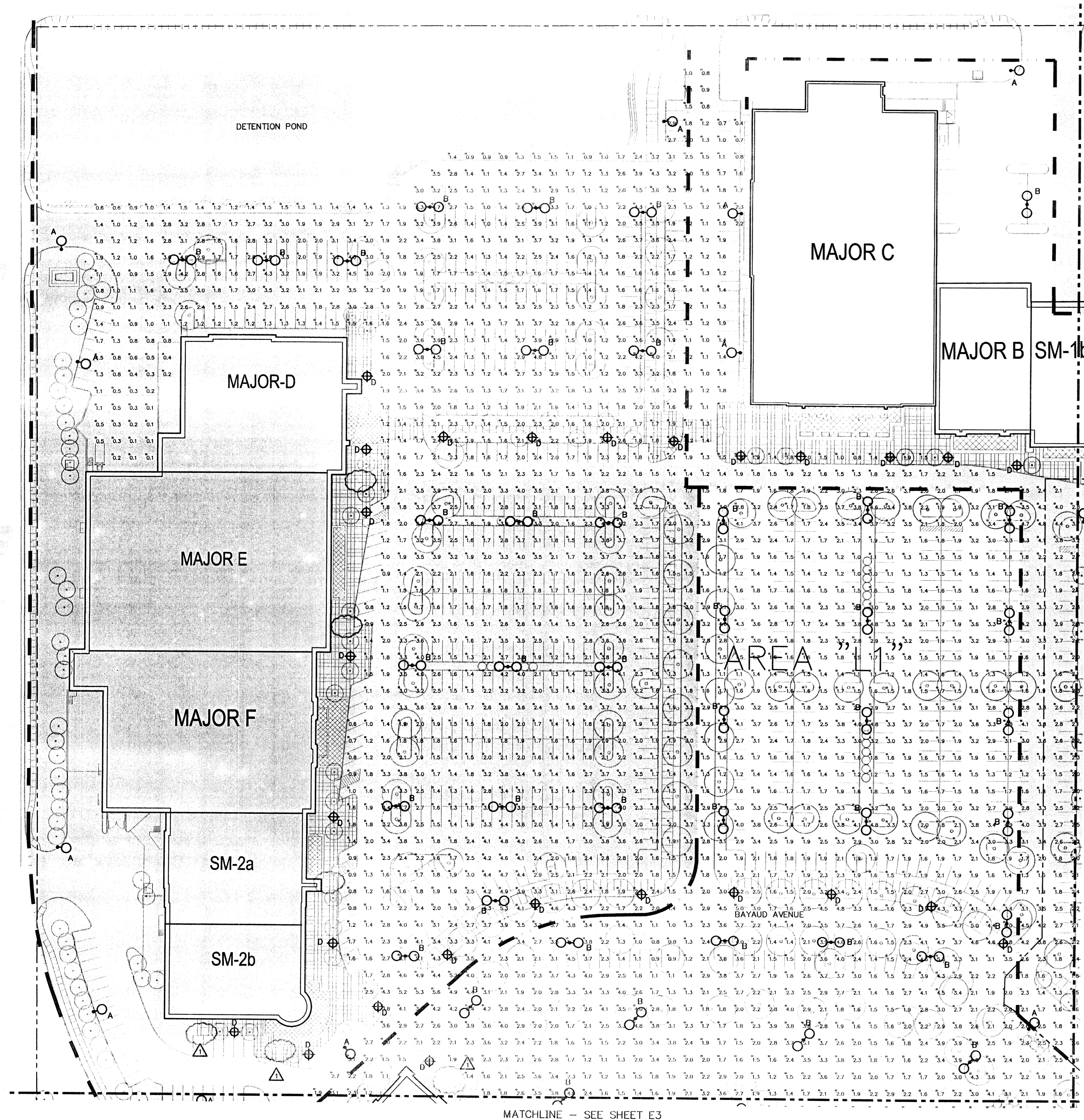
SITE PLAN SUBMITTAL  
AURORA TOWN CENTER  
**Phase II  
(LEBANC)**  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

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

Sheet Title  
**Abilene Street  
Utility Plan  
C3.5**  
Sheet Number



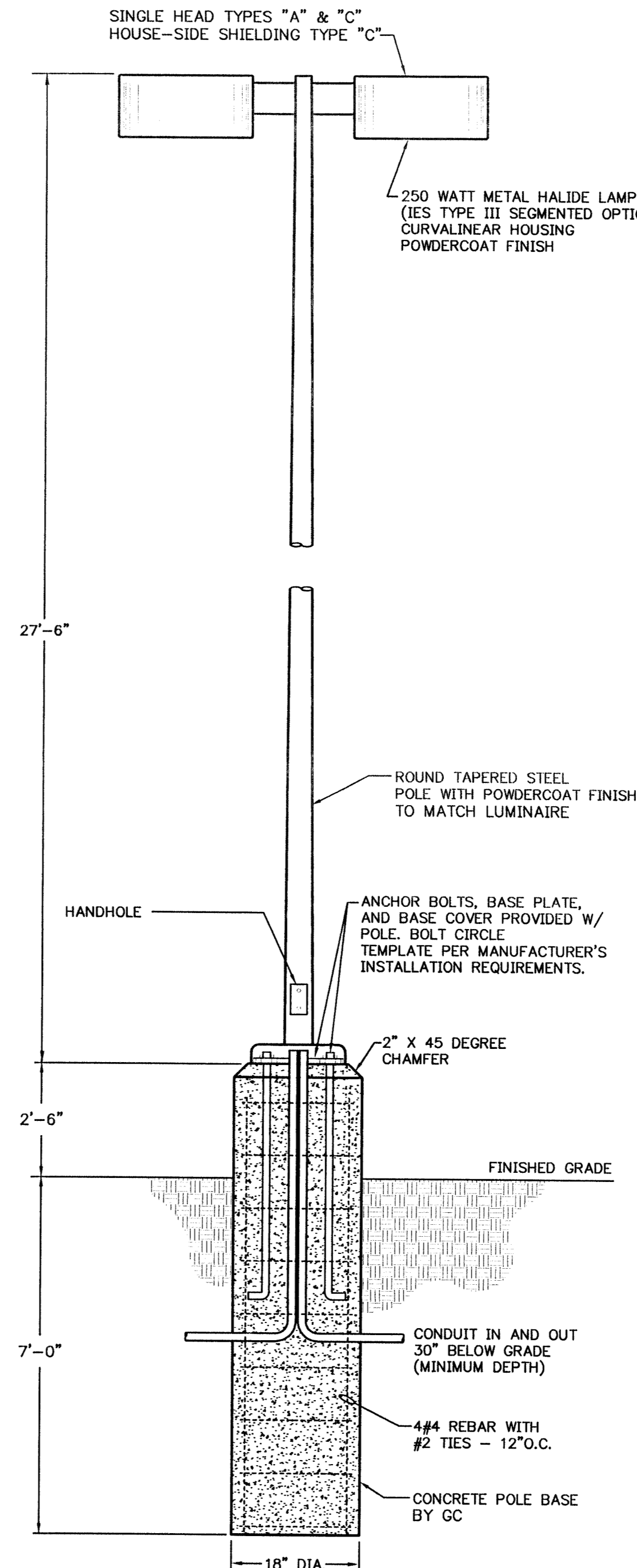


1 LIGHTING & PHOTOMETRIC PLAN

SCALE: 1"=50'-0"

MATCHLINE - SEE SHEET E2

MATCHLINE - SEE SHEET E3



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

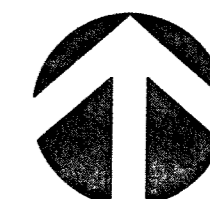
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LIGHTING CALCULATION RESULTS

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

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

0 25 50 100  
SCALE: 1"=50'-0"



LEGEND

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

SITE PLAN SUBMITTAL - LOT 2  
AURORA TOWN CENTER

Phase II  
(LEBANC)

ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

Revision Date:

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

Project Number: 00427.01

Drawn By: TAI

Checked By: TAI/TKR

Scale: As Shown

Submit Date: 08/09/02

Sheet Title

LIGHTING PLAN

E-1

OF 4

Project Name:

MILLER WEINGARTEN  
REALTY, LLC  
2 INVERNESS DRIVE EAST, SUITE 400  
ENGLEWOOD, CO 80112-3566  
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Fax 303.798.6301

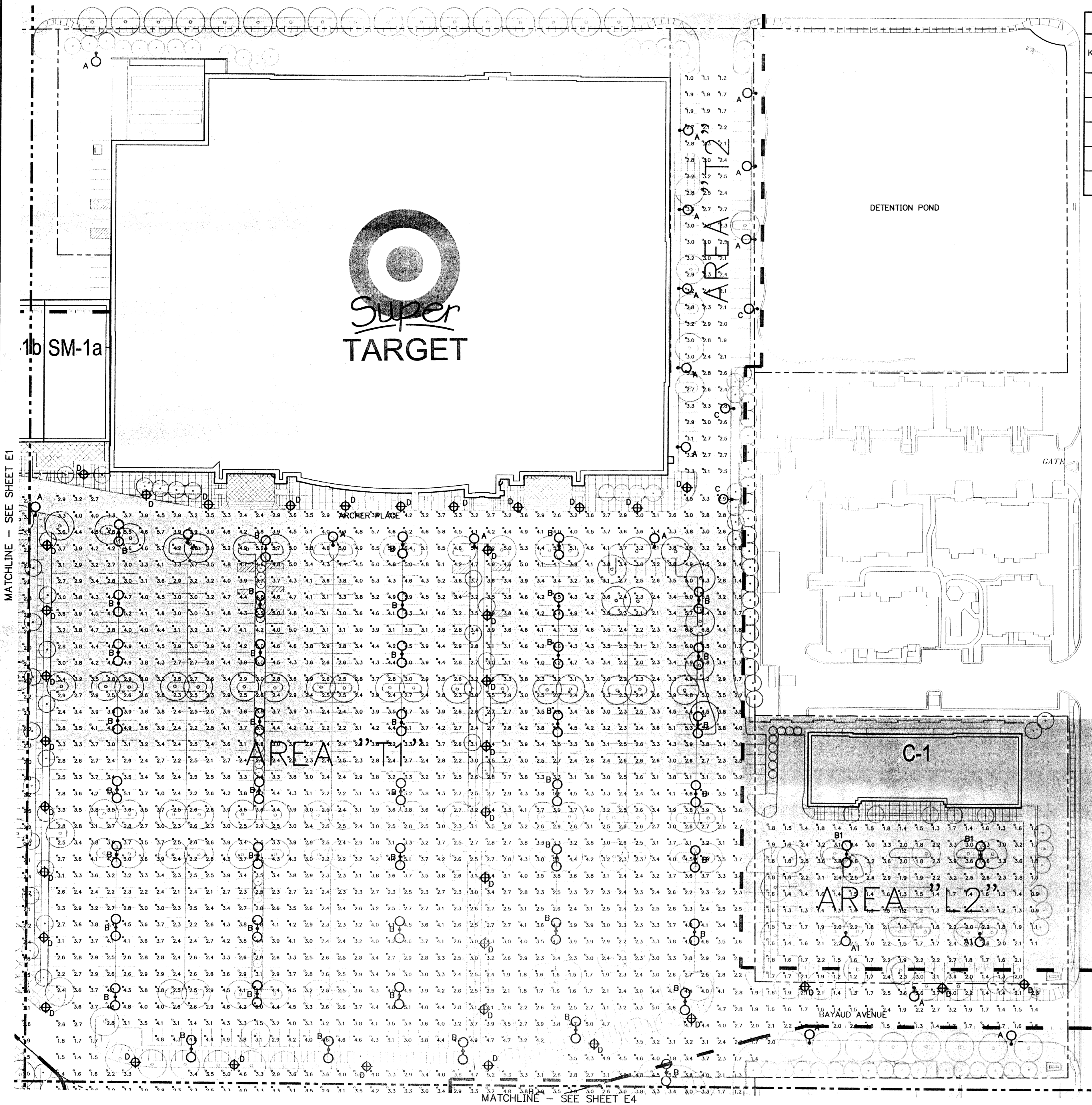
MILLER  
WEINGARTEN

Design Architect

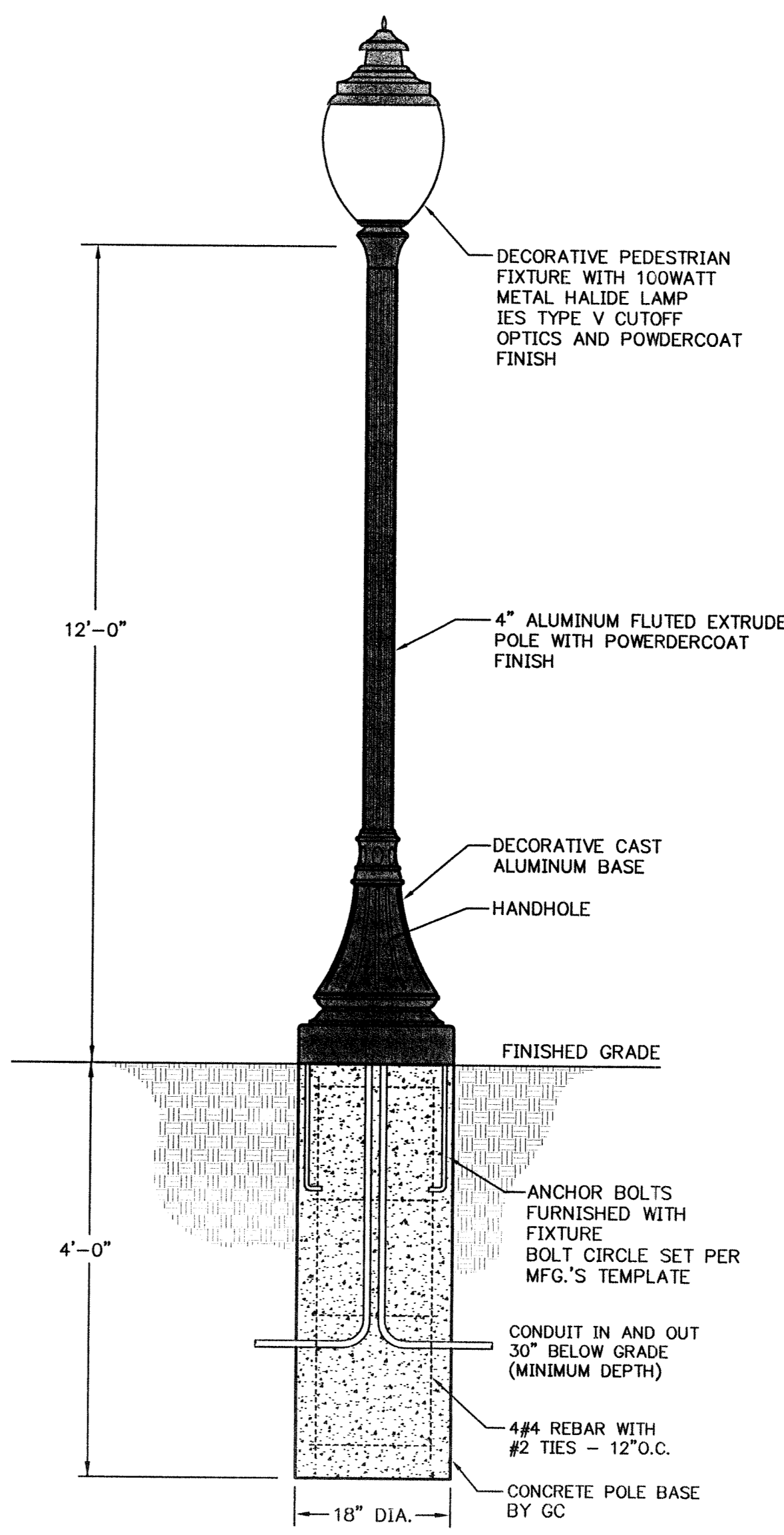
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1400 Lakeshore  
SUITE 1100  
BOSTON, MA 02116

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m g architecture  
T 703.533.3773 F 703.533.3774  
5300 DTC Parkway, Suite 450  
Greenwood Village, CO 80111



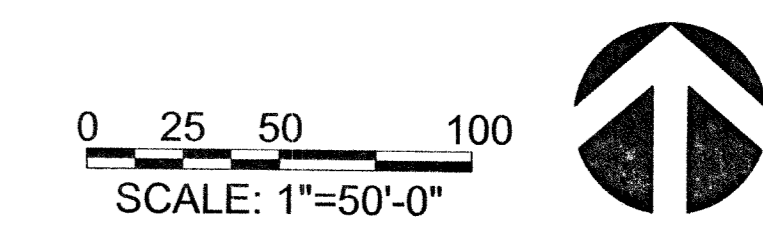


LIGHTING FIXTURE SCHEDULE									
KEY	LAMPS		DESCRIPTION OF LUMINAIRE		MOUNTING DATA		LUMINAIRE SPECIFICATIONS		
	#	CODE	DESCRIPTION	FINISH	METHOD	RECESS DEPTH	CEILING TYPE	MANUFACTURER	CATALOG NUMBER VOLTS
A	1	MH250	CURVILINEAR CUTOFF AREA LIGHT WITH SEGMENTED TYPE III OPTICS	BLACK	POLE (SEE DETAIL)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



2 FIXTURE "D" DETAIL  
NOT TO SCALE

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



PROJECT: AURORA TOWN CENTER  
LOCATION: AURORA, COLORADO  
DATE: 08/09/02  
DRAWN BY: TAIH  
CHECKED BY: TAIH/RKH  
SCALE: AS SHOWN

Design Architect  
DAVID OWEN TRYBA  
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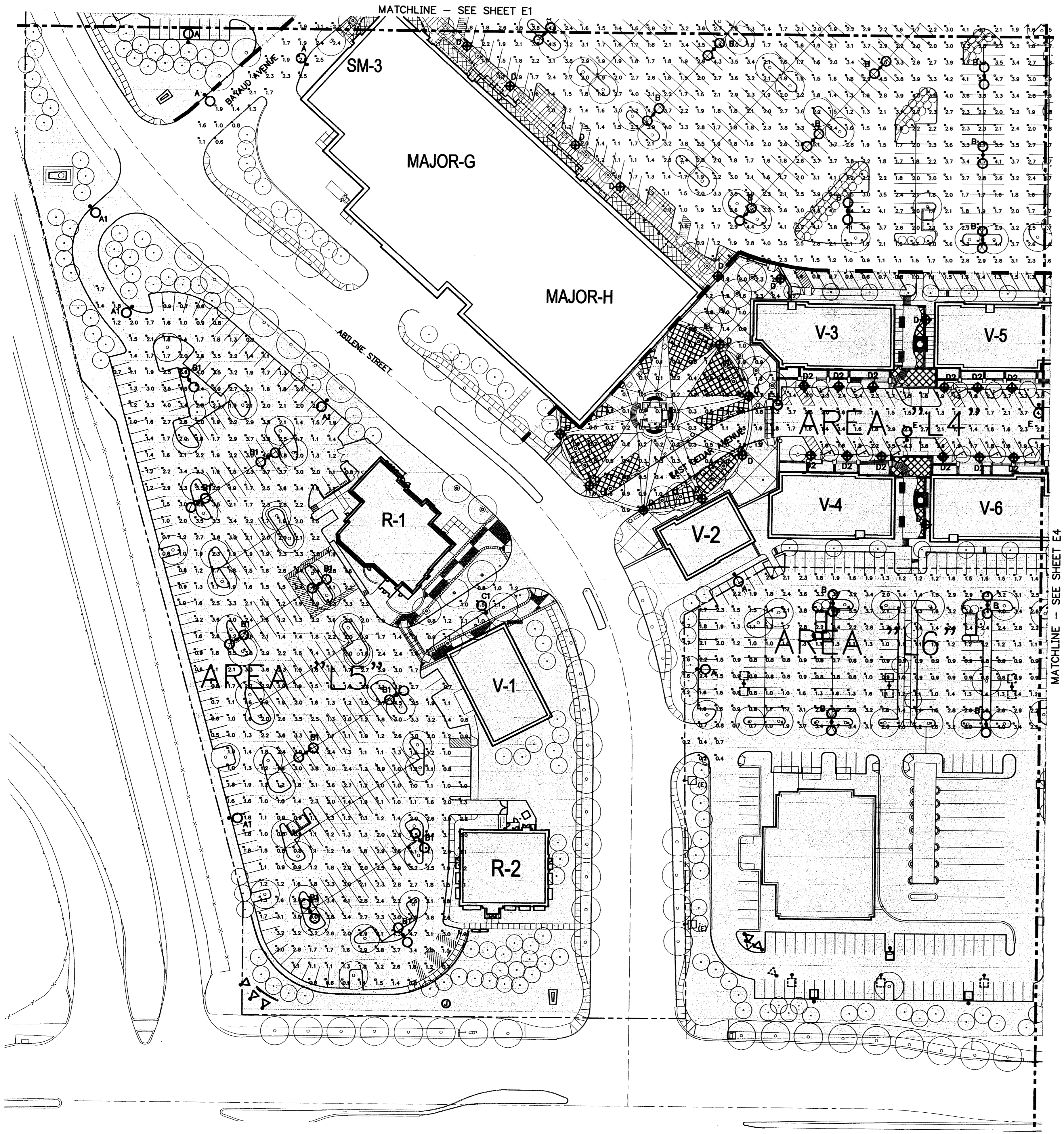
A Project For  
MILLER WEINGARTEN  
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Project Name:  
SITE PLAN SUBMITTAL - LOT 2  
AURORA TOWN CENTER  
Phase II  
(LEBANC)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

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

Project Number: 00427.01  
Drawn By: TAIH  
Checked By: TAIH/RKH  
Scale: As Shown  
Submittal Date: 08/09/02

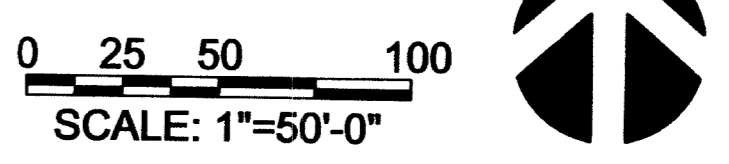
Sheet Title  
LIGHTING PLAN  
E-2  
OF 4




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

**LEGEND**

- PHASE BORDER
- PHASE Ia AREA
- PHASE II AREA
- PHASE III AREA
- A SINGLE HEAD PARKING AREA LIGHT
- B TWIN HEAD PARKING AREA LIGHT
- ⊕-D POST TOP PEDESTRIAN LIGHT





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A Project For

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WEINGARTEN

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

Consultant

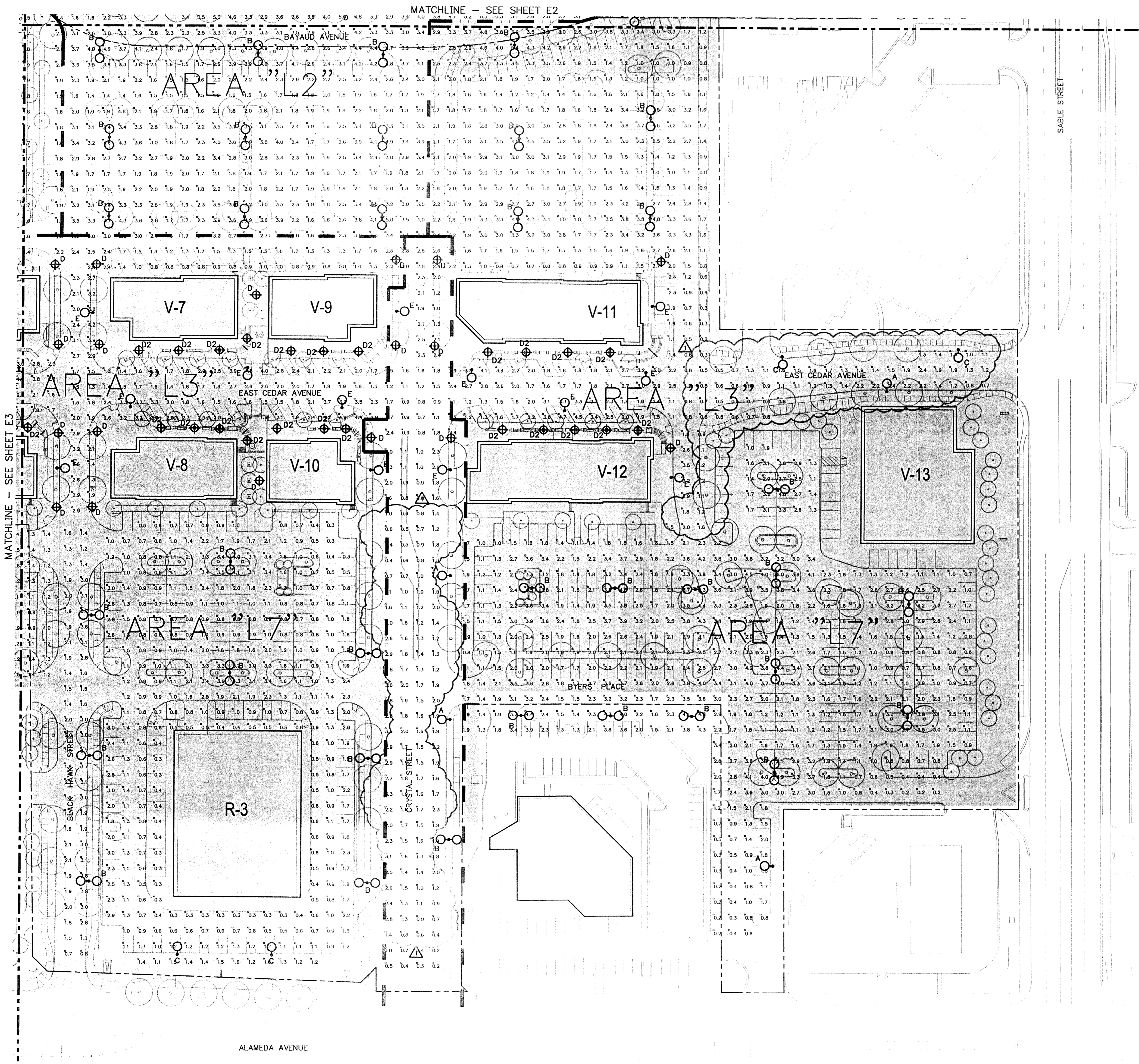
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4th Submittal 08.15.01  
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Revision 08.09.02  
Mylar Submittal 02.18.03

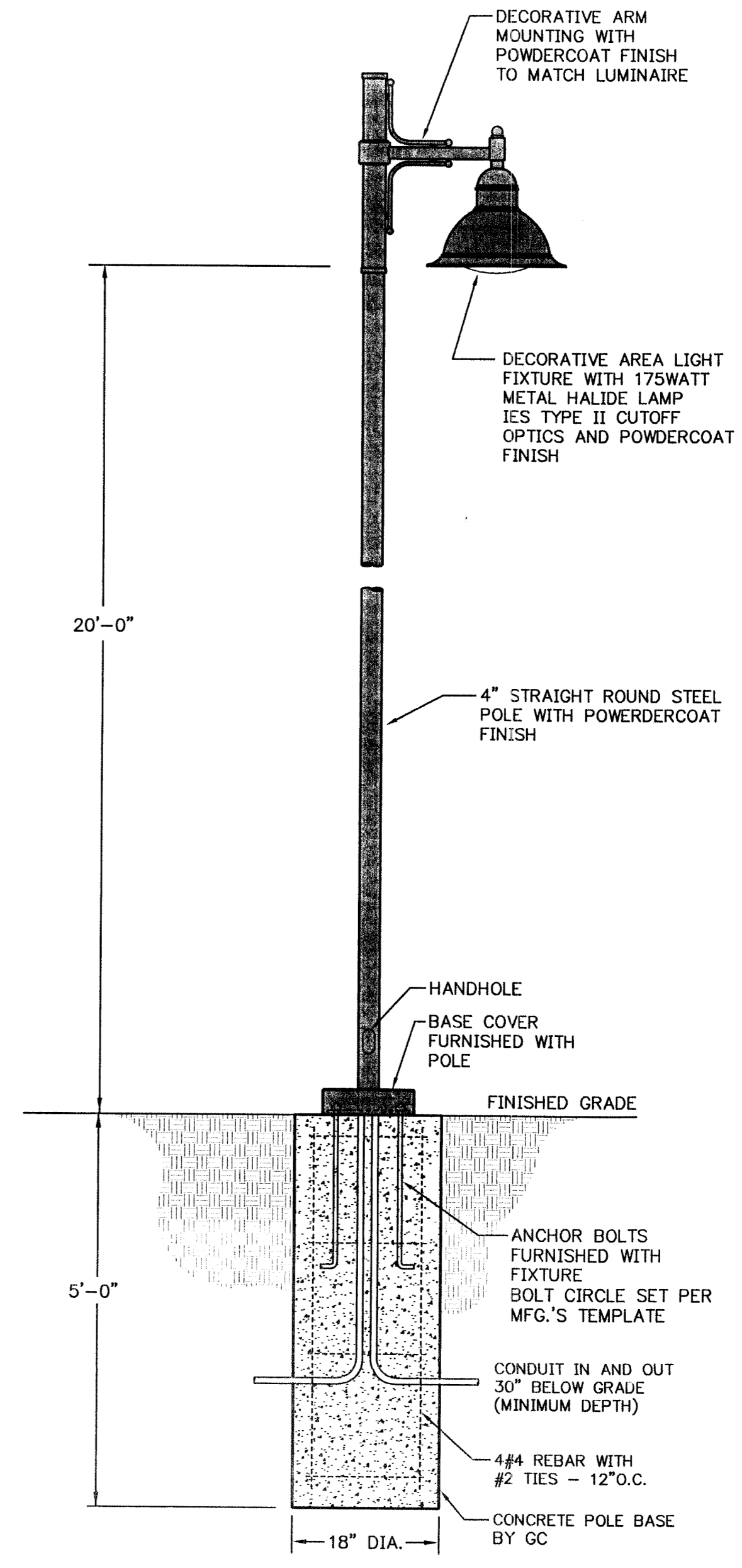
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Drawn By TAH  
Checked By TAH/RKR  
Scale As Shown  
Date 10/16/02  
Submittal Date: 01.31.03

Sheet Title  
**LIGHTING PLAN**  
**E-3**  
OF 4  
Sheet Number

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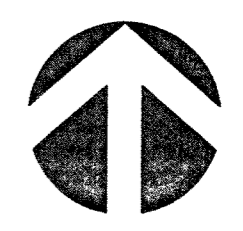


1 LIGHTING & PHOTOMETRIC PLAN  
SCALE: 1"=50'-0"



2 FIXTURE "E" DETAIL  
NOT TO SCALE

0 25 50 100  
SCALE: 1"=50'-0"



Design Architect  
**DAVID OWEN TRYBA**  
ARCHITECT  
1425 East 1st Avenue  
Suite 200  
Denver, CO 80218

A Project For  
**MILLER WEINGARTEN**  
REALESTATE, LLC  
2 INVERNESS DRIVE EAST, SUITE 200  
ENGLEWOOD, CO 80155  
Phone 303.798.6300  
Fax 303.798.6361

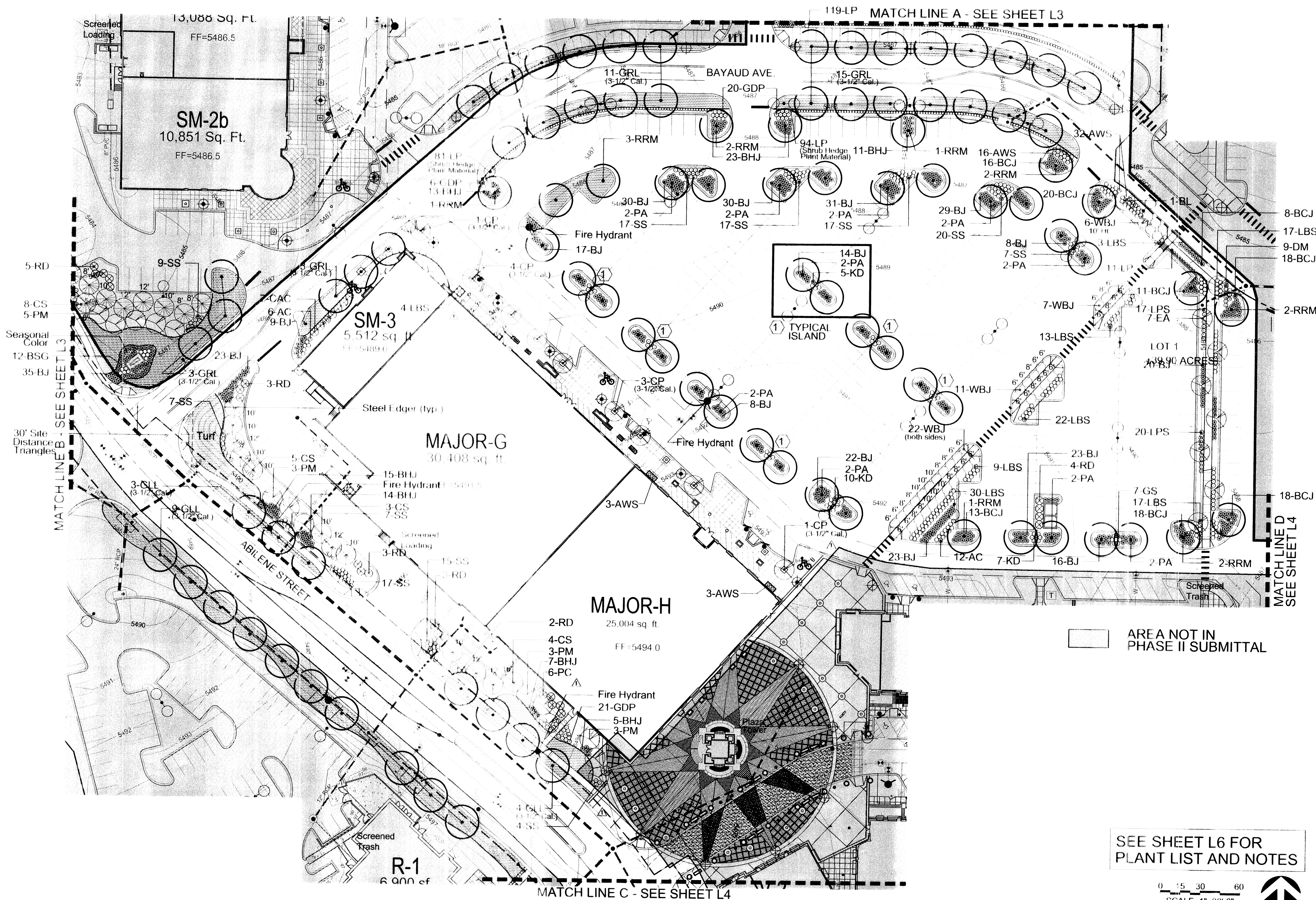
Project Name:  
**SITE PLAN SUBMITTAL - LOT 2**  
**AURORA TOWN CENTER**  
**Phase II**  
**(LEBANC)**  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

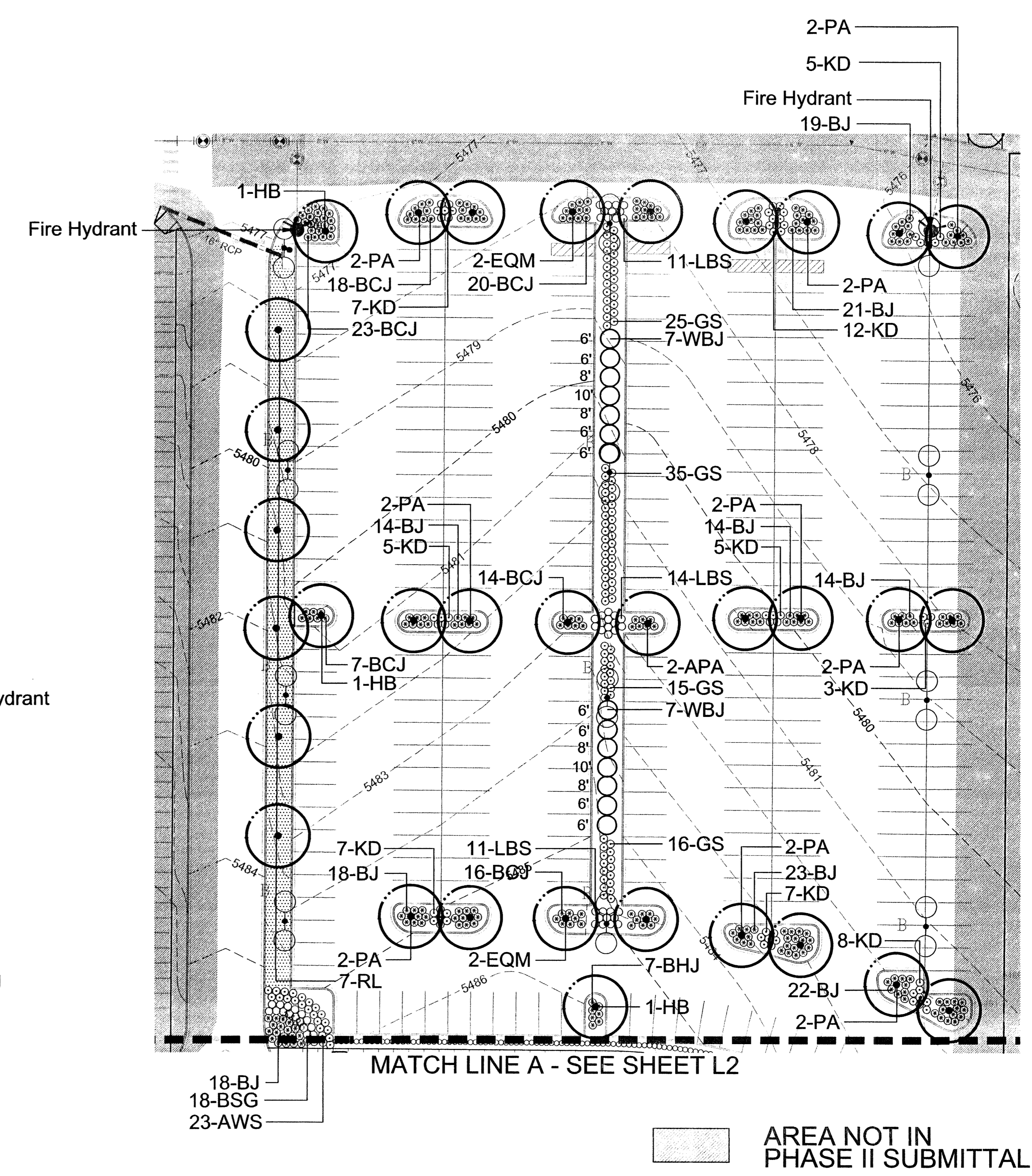
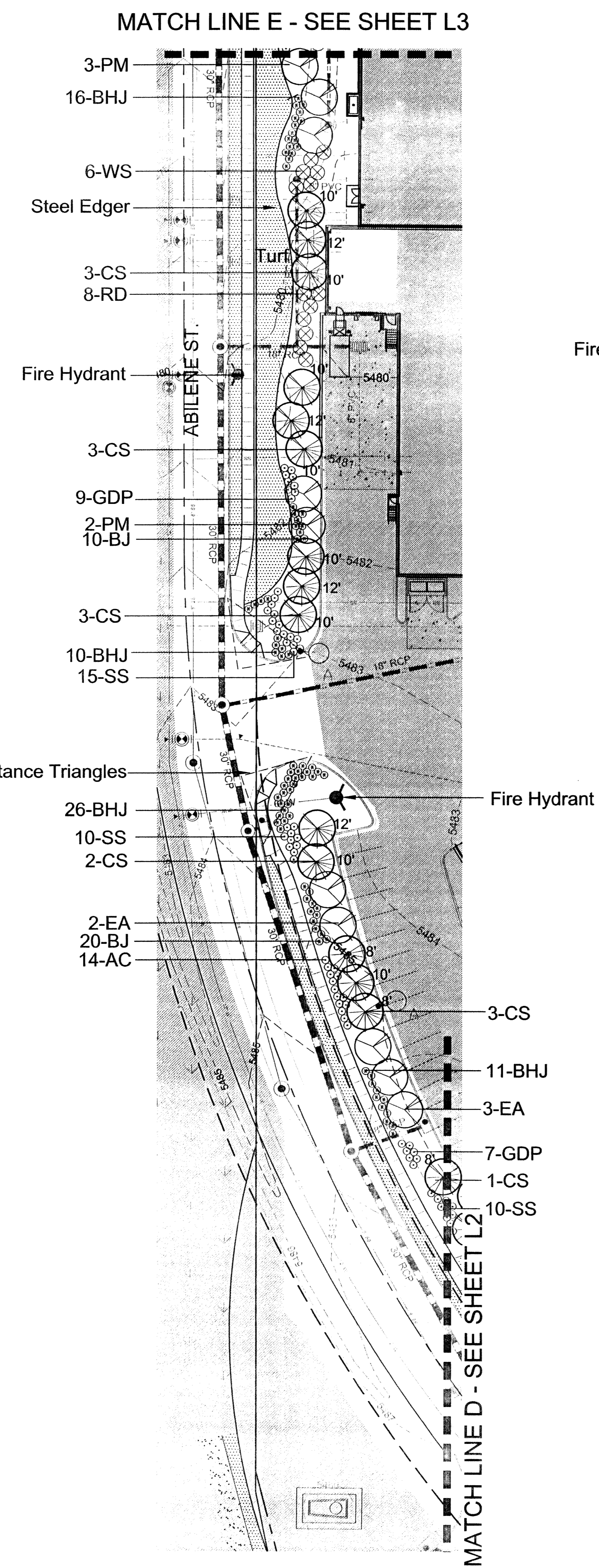
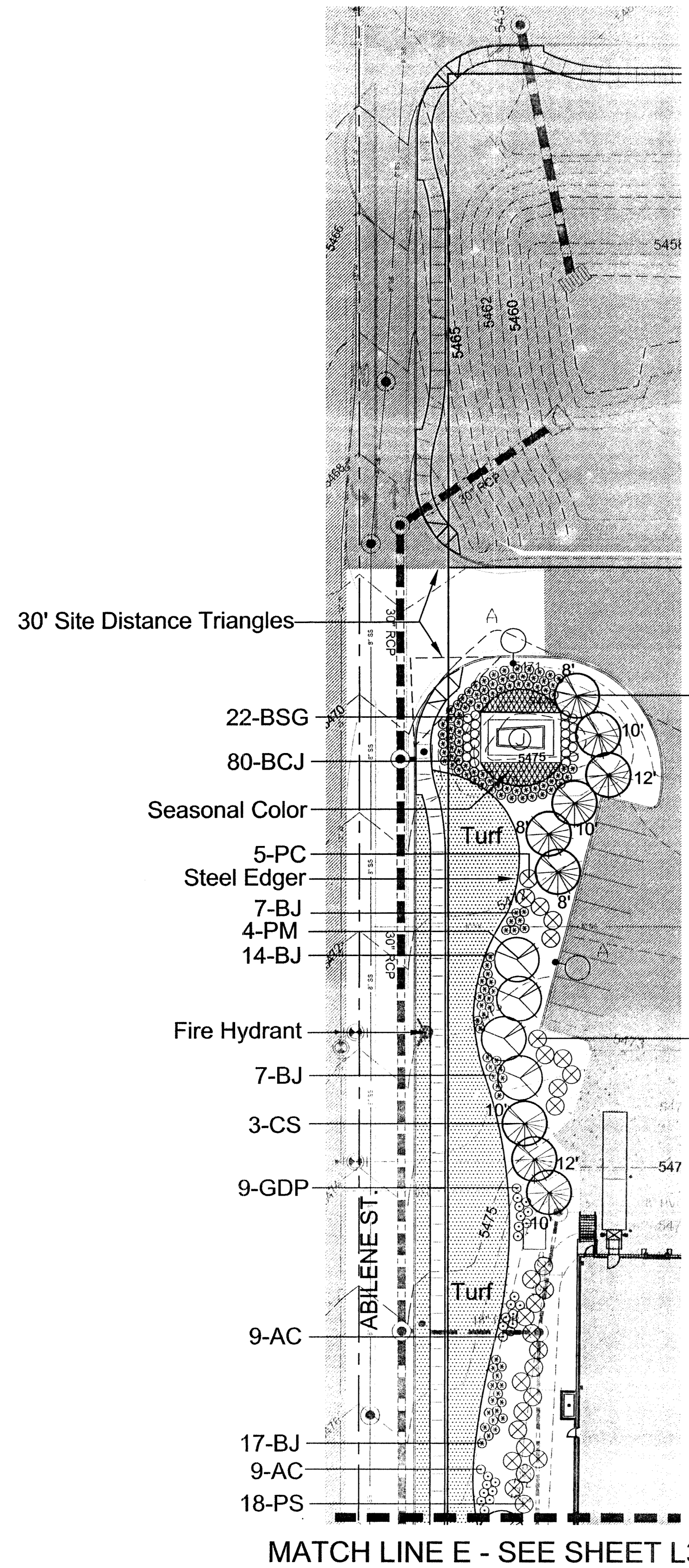
Revision Date:  
**Revision 08/09/02**  
5th Submittal: 01/25/02  
4th Submittal: 08/15/01  
3a Submittal: 07/05/01  
3rd Submittal: 06/19/01  
2nd Submittal: 05/22/01

Project Number: 00427.01  
Drawn By: TAI  
Checked By: TAI/RLT  
Scale: As Shown

Submittal Date: 08/09/02

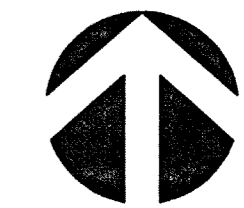






SEE SHEET L6 FOR  
PLANT LIST AND NOTES

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

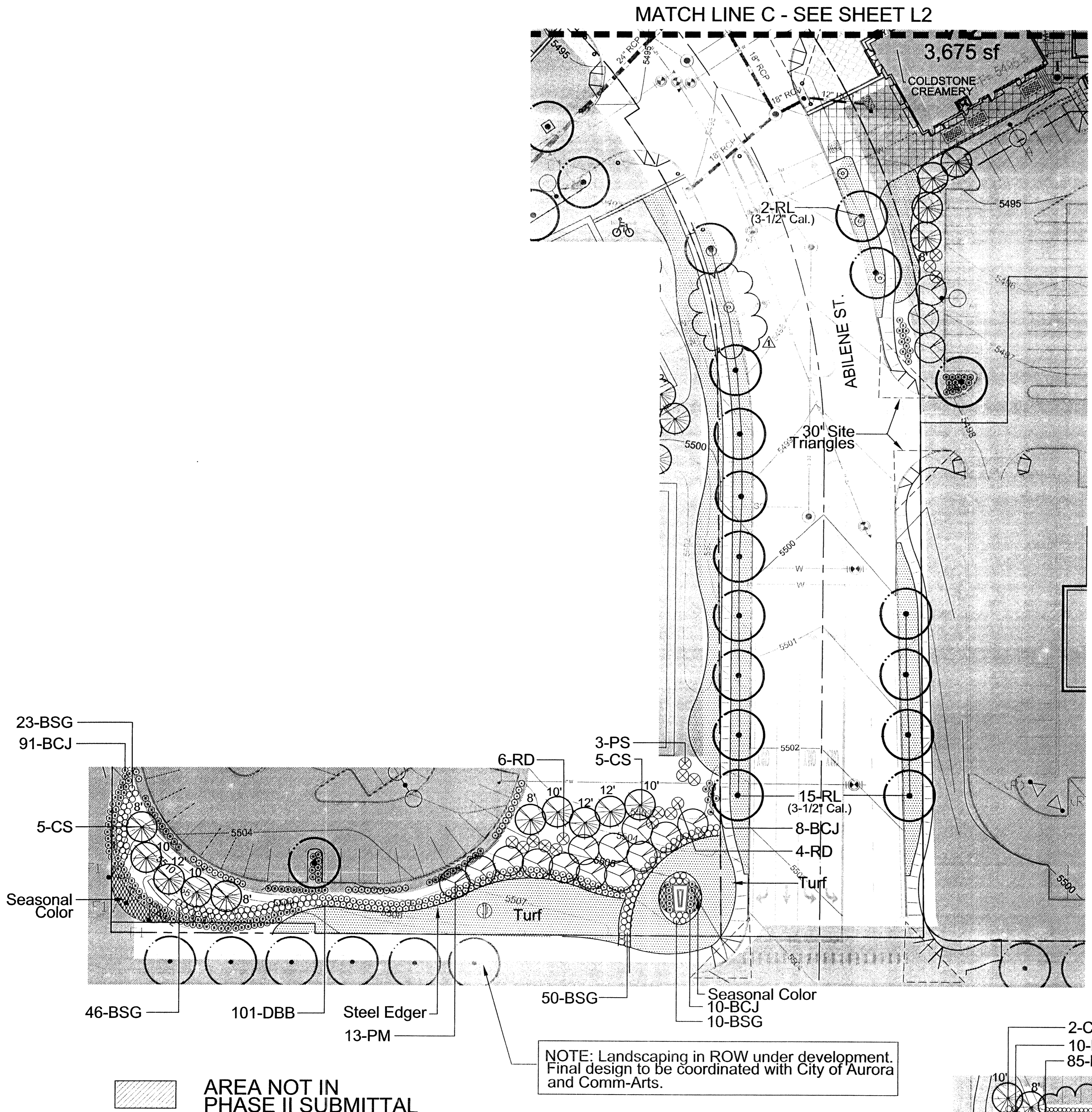


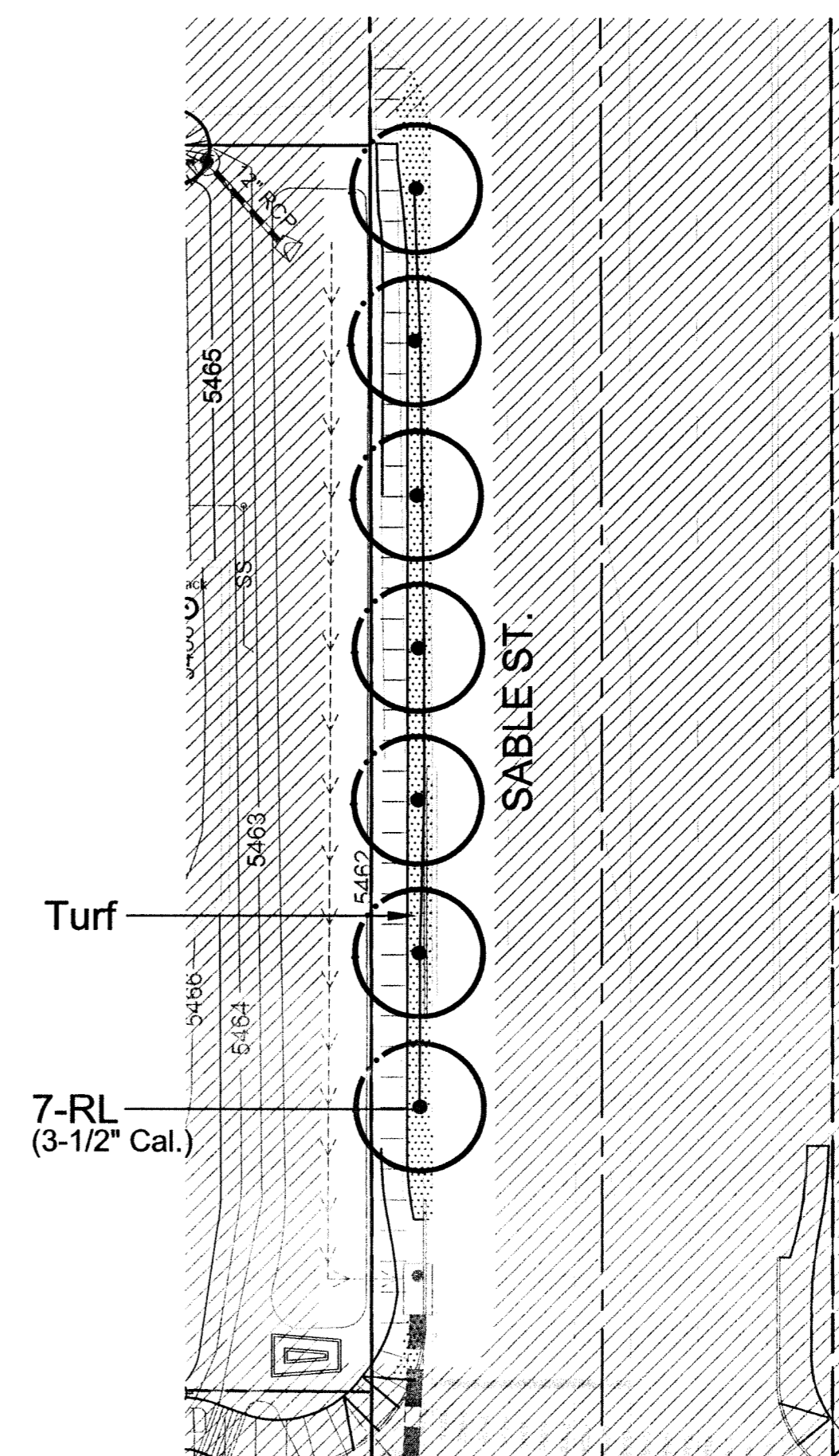
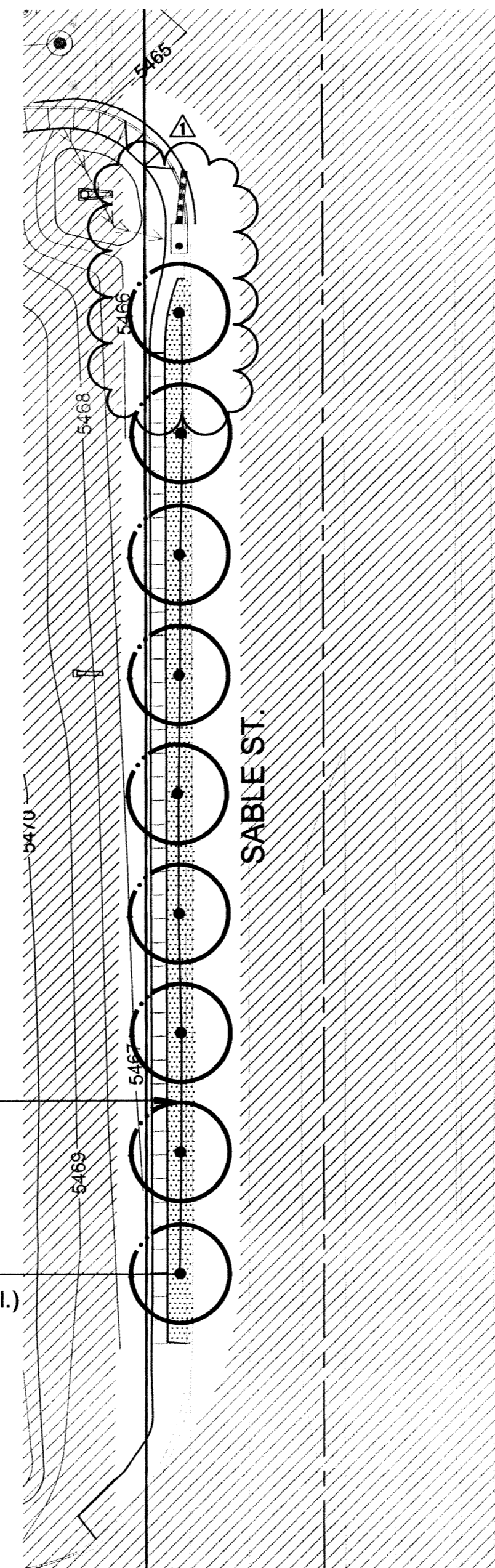
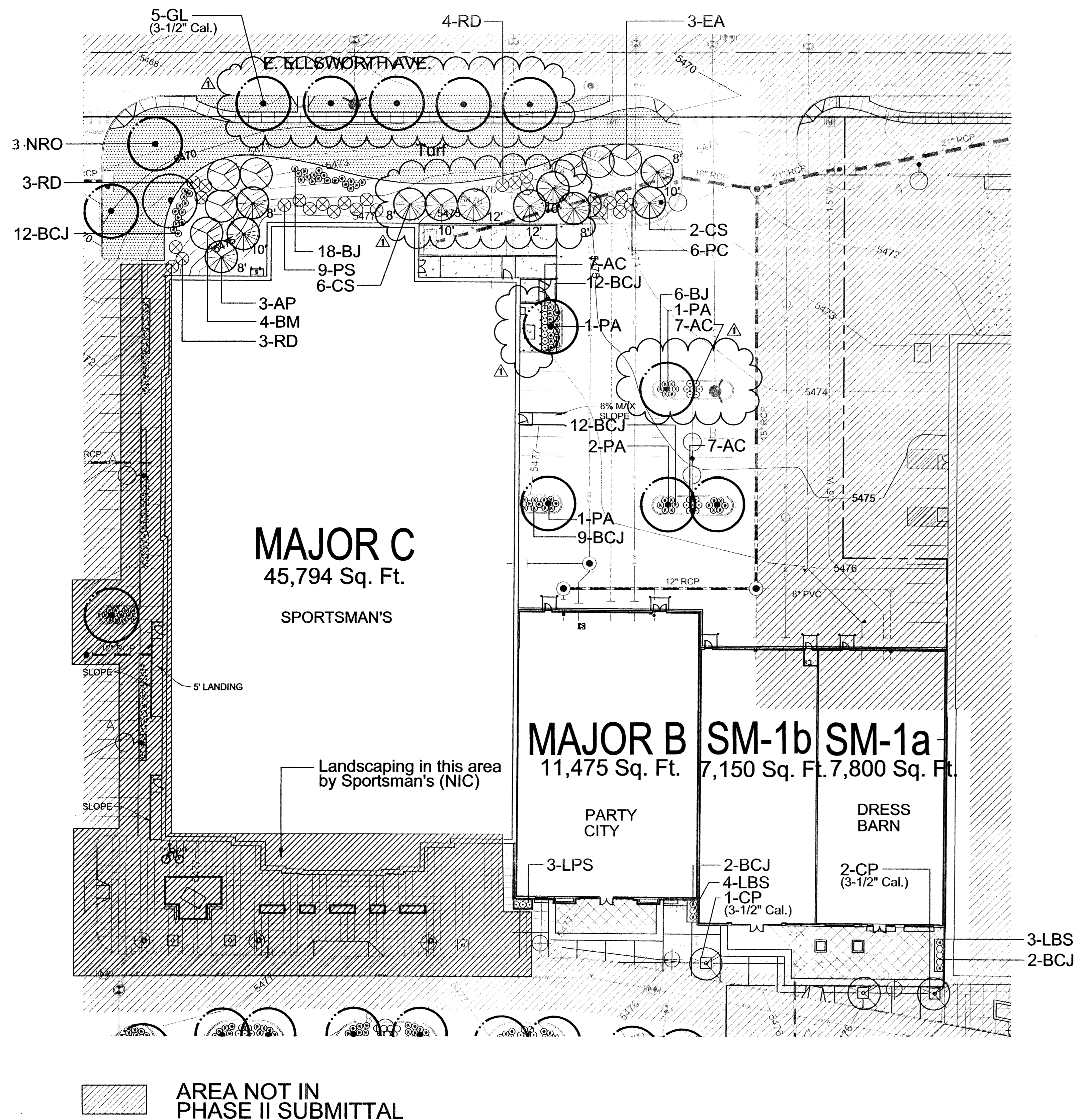
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AURORA TOWN CENTER PH. II

2001-6045-02

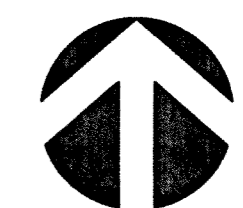
Revisions	Date
2nd Submittal	8-20-01
3rd Submittal	9-20-01
CD SET	2-01-02
RECORD SET	4-5-02
△	9-9-02
Project Number	01012
Drawn By	SWC
Checked By	GD
Scale	
Date	





SEE SHEET L6 FOR  
PLANT LIST AND NOTES

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



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AURORA TOWN CENTER PH. II.

2001-6045-02

**mcg architecture**  
720.523.778 © 720.523.774  
6300 UTC Parkway, Suite 350  
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**Design Architect**  
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**SITE PLAN SUBMITTAL - LOT 1**  
**AURORA TOWN CENTER**  
**Phase II**  
**(LEBANC)**  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

**Consultant**  
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**dhm design**  
corporation  
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PHONE 303-892-5566  
FAX 303-892-4984

Revisions	Date
2nd Submittal	8-29-01
3rd Submittal	9-29-01
CD SET	2-01-02
RECORD SET	4-5-02
	8-9-02

**Project Number** 01012  
**Drawn By** SWC  
**Checked By** GG  
**Scale**  
**Date**

**Submittal Date: 07/10/01**

**Sheet Title**  
**LANDSCAPE PLAN**  
**L5**

**Sheet Number**

TABLE OF VIEW CORRIDORS

ABILENE ST.

	DESCRIPTION & LENGTH	STD BUFFER WIDTH/ BUFFER WIDTH PROVIDED	L/S REQUIREMENT	TREES REQ'D	SHRUBS REQ'D	TREES PROVIDED	SHRUBS PROVIDED
BUFFER	Service Area Screening 1,742 Feet	20 Feet/ 15 Feet Minimum (varies)	1 Tree / 10 Shrubs per 30 lineal ft. of frontage	58	580	76	468
FRONTAGE	1,742 Feet	N/A	1 Tree per 40 lineal ft. of frontage	44		39	

SABLE ST.

	DESCRIPTION & LENGTH	STD BUFFER WIDTH/ BUFFER WIDTH PROVIDED	L/S REQUIREMENT	TREES REQ'D	SHRUBS REQ'D	TREES PROVIDED	SHRUBS PROVIDED
FRONTAGE	530 Feet	N/A	1 Tree per 40 lineal ft. of frontage	13		16	

CRYSTAL ST.

	DESCRIPTION & LENGTH	STD BUFFER WIDTH/ BUFFER WIDTH PROVIDED	L/S REQUIREMENT	TREES REQ'D	SHRUBS REQ'D	TREES PROVIDED	SHRUBS PROVIDED
FRONTAGE	525 Feet	N/A	1 Tree per 40 lineal ft. of frontage	13		7	

PLANT LEGEND

SYMBOL	COMMON/ BOTANICAL NAME	SIZE	COMMENTS
--------	---------------------------	------	----------

LARGE DECIDUOUS TREES

APA	Autumn Purple Ash Fraxinus americana 'Autumn Purple'	2-1/2" Cal.	Specimen Quality, B&B, staked
EQM	Emerald Queen Maple Acer platanoides 'Emerald Queen'	2-1/2" Cal.	Specimen Quality, B&B, staked
GL	Glenleven Linden Tilia cordata 'Glenleven'	3-1/2" Cal.	Specimen Quality, B&B, staked
GRL	Greenspire Linden Tilia cordata 'Greenspire'	3-1/2" Cal.	Specimen Quality, B&B, staked
HB	Hackberry Celtis occidentalis	2-1/2" Cal.	Specimen Quality, B&B, staked
PA	Patmore Ash Fraxinus pennsylvanica 'Patmore'	2-1/2" Cal.	Specimen Quality, B&B, staked
RL	Redmond Linden Tilia americana 'Redmond'	3-1/2" Cal.	Specimen Quality, B&B, staked
RRM	Royal Red Maple Acer platanoides 'Royal Red'	2-1/2" Cal.	Specimen Quality, B&B, staked
SH	Shademaster Honeylocust Gleditsia triacanthos 'Shademaster'	6" Cal.	Specimen Quality, B&B, staked
SM	Superform Maple Acer platanoides 'Superform'	2-1/2" Cal.	Specimen Quality, B&B, staked

COLUMNAR DECIDUOUS AND ORNAMENTAL TREES

AM	Amur Maple Acer ginnala	2" Cal.	Specimen Quality, B&B, staked
BM	Bigtooth Maple Acer grandidentatum	2" Cal.	Specimen Quality, B&B, staked
BL	Boulevard Linden Tilia americana 'Boulevard'	2-1/2" Cal.	Specimen Quality, B&B, staked
CP	Chanticleer Pear Pyrus calleryana 'Chanticleer'	3-1/2" Cal.	Specimen Quality, B&B, staked
EA	Empire Ash Fraxinus americana 'Empire'	2-1/2" Cal.	Specimen Quality, B&B, staked
ESM	Easy Street Maple Acer platanoides 'Ezestre'	2-1/2" Cal.	Specimen Quality, B&B, staked
PM	Parkway Maple Acer platanoides 'Columnarbroad'	2-1/2" Cal.	Specimen Quality, B&B, staked

EVERGREEN TREES

AP	Austrian Pine Pinus nigra	6'-12" ht. see plan	full form, B&B guyed, specimen quality
CS	Colorado Spruce Picea pungens	6'-12" ht. see plan	full form, B&B guyed, specimen quality

DECIDUOUS SHRUBS

AC	Alpine Currant Ribes alpinum	5 gal.	Container, 5 canes min. 18"-24" ht.
AWS	Anthony Waterer Spirea Spirea bumalda 'Anthony Waterer'	5 gal.	Container, 5 canes min. 18"-24" ht.
CAC	Compact American Cranberry Viburnum trilobum 'Compactum'	5 gal.	Container, 5 canes min. 18"-24" ht.
DM	Dwarf Mockorange Philadelphus x virginialis 'Dwf Minnesota Snowflake'	5 gal.	Container, 5 canes min. 18"-24" ht.
GDP	Golddrop Potentilla Potentilla fruticosa 'Gold Drop'	5 gal.	Container, 5 canes min. 18"-24" ht.
GS	Goldmound Spirea Spirea japonica 'Goldmound'	5 gal.	Container, 5 canes min. 18"-24" ht.
KD	Kelsey Dogwood Cornus sericea 'Kelsey'	5 gal.	Container, 5 canes min. 18"-24" ht.
LP	Lodense Privet Ligustrum vulgare 'Lodense'	5 gal.	Container, 5 canes min. 18"-24" ht.
LPS	Little Princess Spirea Spirea japonica 'Little Princess'	5 gal.	Container, 5 canes min. 18"-24" ht.
PC	Peking Cotoneaster Cotoneaster acutifolius	5 gal.	Container, 5 canes min. 18"-24" ht.
PS	Purpleleaf Sandcherry Prunus x cistena	5 gal.	Container, 5 canes min. 18"-24" ht.
RD	Red-Twig Dogwood Cornus stolonifera 'Coloradense'	5 gal.	Container, 5 canes min. 18"-24" ht.
SS	Snowmound Spirea Spirea nipponica 'Snowmound'	5 gal.	Container, 5 canes min. 18"-24" ht.

EVERGREEN SHRUBS

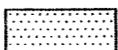
BCJ	Blue Chip Juniper Juniperus horizontalis 'Blue Chip'	5 gal.	Container 18"-24" spread
BHJ	Bar Harbor Juniper Juniperus horzontalis 'Bar Harbor'	5 gal.	Container 18"-24" spread
BJ	Buffalo Juniper Juniperus horzontalis 'Buffalo'	5 gal.	Container 18"-24" spread
SGJ	Sea Green Juniper Juniperus chinensis 'Sea Green'	5 gal.	Container 18"-24" spread

UPRIGHT EVERGREENS

WBJ	Wichita Blue Juniper Juniperus scopulorum 'Wichita Blue'	6'-10" Ht. see plan	full form, B&B guyed, specimen quality
-----	---	------------------------	---

ORNAMENTAL GRASSES

BSG	Blue Switch Grass Panicum virgatum 'Heavy Metal'	1 gal.	Container 18"-24" spread
LBS	Little Blue Stem Schizachyrium scoparium	1 gal.	Container 18"-24" spread



Bluegrass Sod



Seasonal Color  
To be selected by Landscape Architect  
at time of planting.

LANDSCAPE NOTES

- Landscape Contractor to coordinate the installation of all irrigation and landscaping with new sitework throughout the completion of the project. It is strongly recommended that all bidders familiarize themselves with the proposed sitework provided by MCG Architecture prior to bidding.
- Landscape Contractor shall be solely responsible for safety, and thereby take all necessary precautions to insure a safe worksite during and at the end of each day.
- Landscape Contractor to contact the Utility Notification Center of Colorado before digging, including but not limitted to, trenching, shrub,fencing and tree planting pits. If utilities occur at locations of proposed digging, or within eight (8) feet of proposed trees, the Contractor shall report such conditions to the Owner's Representative. Damage to utilities is the responsibility of the Contactor, and shall be corrected at his expense to the satisfaction of the project manager.
- Landscape Contractor is responsible for any on-site investigations necessary to gain a full understanding of existing conditions prior to bidding. Failure by the Contractor in doing so will not release the Contractor of any refusal for extra payments related to these documents.
- All trees, shrubs and other plant materials are to be approved by the Owner's Rep. prior to delivery and again after delivery to site. Any plant not meeting approval may be rejected at any time prior to Final Acceptance. Re: Specs.
- Plant material and bed locations to be staked by the Landscape Contractor for review by the Owner's Rep. All adjustments shall be made by the Contractor The Contractor shall not dig plant pits until locations are approved.
- Predigging of plant pits is not allowed. All tree pits are to be dug after tree is placed at the final location to allow for proper tree pit depth.
- Thoroughly incorporate 3 C.Y. per 1000 S.F. of specified soil amendment into existing topsoil at a minimum depth of 6" into all shrub beds and turf areas. Remove rocks and debris over 1/2" diameter in size prior to planting. Hand rake all landscape areas as necessary.
- Install min. 3" depth of 3/4" to 1-1/2" crushed rock mulch over filter fabric in all shrub beds.
- Rough grading to plus or minus .1' (one tenth of a foot) by General Contractor. Landscape contractor to provide finish grading in all landscape areas. Landscape Contractor to approve rough grades prior to mobilization. Mobilization on the part of the Landscape Contractor will indicate that rough gading is acceptable to the Landscape Contractor, and therefore make him responsible for providing all finished grades to meet the civil grading plans.
- Landscape Contractor shall be responsible for protecting all landscaping from reasonable harm until final approval. Failure to do so will hold the Landscape Contractor liable for improvements.
- All new landscaping and irrigation shall be under warranty for a period of of one (1) year to begin at the time of final completion.
- Misc: All bluegrass sod areas to be rolled. All trees to be wrapped. All evergreen trees to be sprayed with anti-desicant. Landscape Contractor to clean streets as necessary at the end of each day. Permits by Landscape Contractor.
- General Contractor to backfill parking lot islands with a minimum 24" depth of clean stockpiled topsoil. General Contractor to grade islands uniformly to a height of 6" above top of curb at center of the island. Permits by Landscape Contractor.
- All landscaped areas with living plant material are to be watered by a fully automatic irrigation system. Automatic rain shutoff sensors will be installed for each controller.
- All shrub bed areas will be covered with a minimum 50% of living plant material within 2 growing seasons after installation.
- See Specifications for any additional information.
- 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 dilineated on the plan, prior to issuance of certificate of occupancy.
- All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment.



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Design Architect

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ARCHITECTS  
1000 17TH AVENUE  
SUITE 500  
DENVER, CO 80202

A Project For

MILLER  
WEINGARTEN

MILLER WEINGARTEN  
REALTY, LLC  
2 INVERNESS DRIVE EAST, SUITE 200  
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Phone: 303.799.8381  
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SITE PLAN SUBMITTAL - - LOT 1  
AURORA TOWN CENTER  
Phase II  
(LEBANC)  
ALAMEDA AVENUE & SABLE STREET  
AURORA, COLORADO

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1390 Lawrence St., Suite 100, Denver, CO 80204

d h m design

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SITE DESIGN, LAND PLANNING  
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Revisions

Date

2nd Submittal 8-29-01

3rd Submittal 9-28-01

CD SET 2-01-02

RECORD SET 4-5-02

Project Number 01012

Drawn By SWC

Checked By RG

Scale

Date

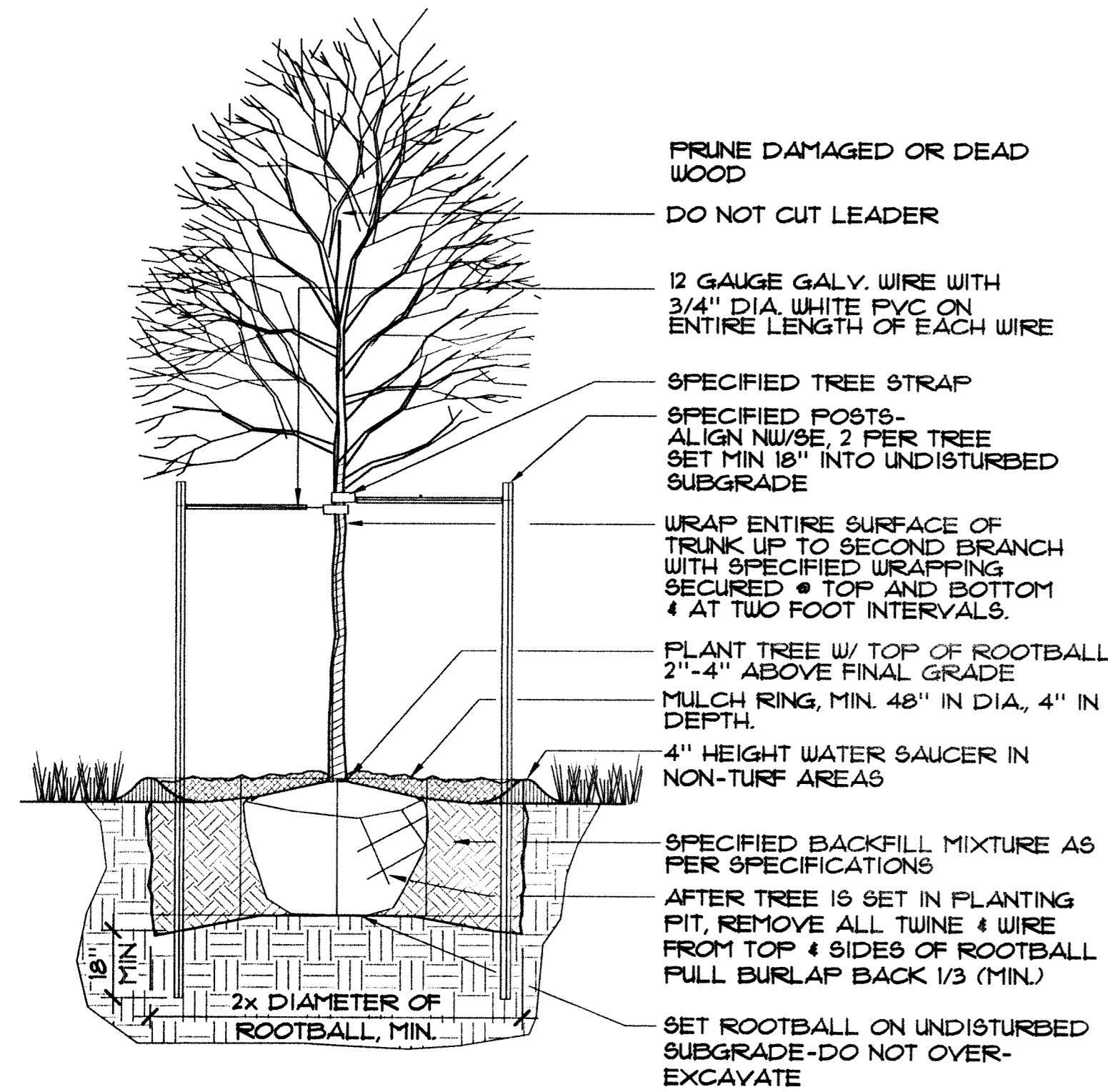
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Sheet Title

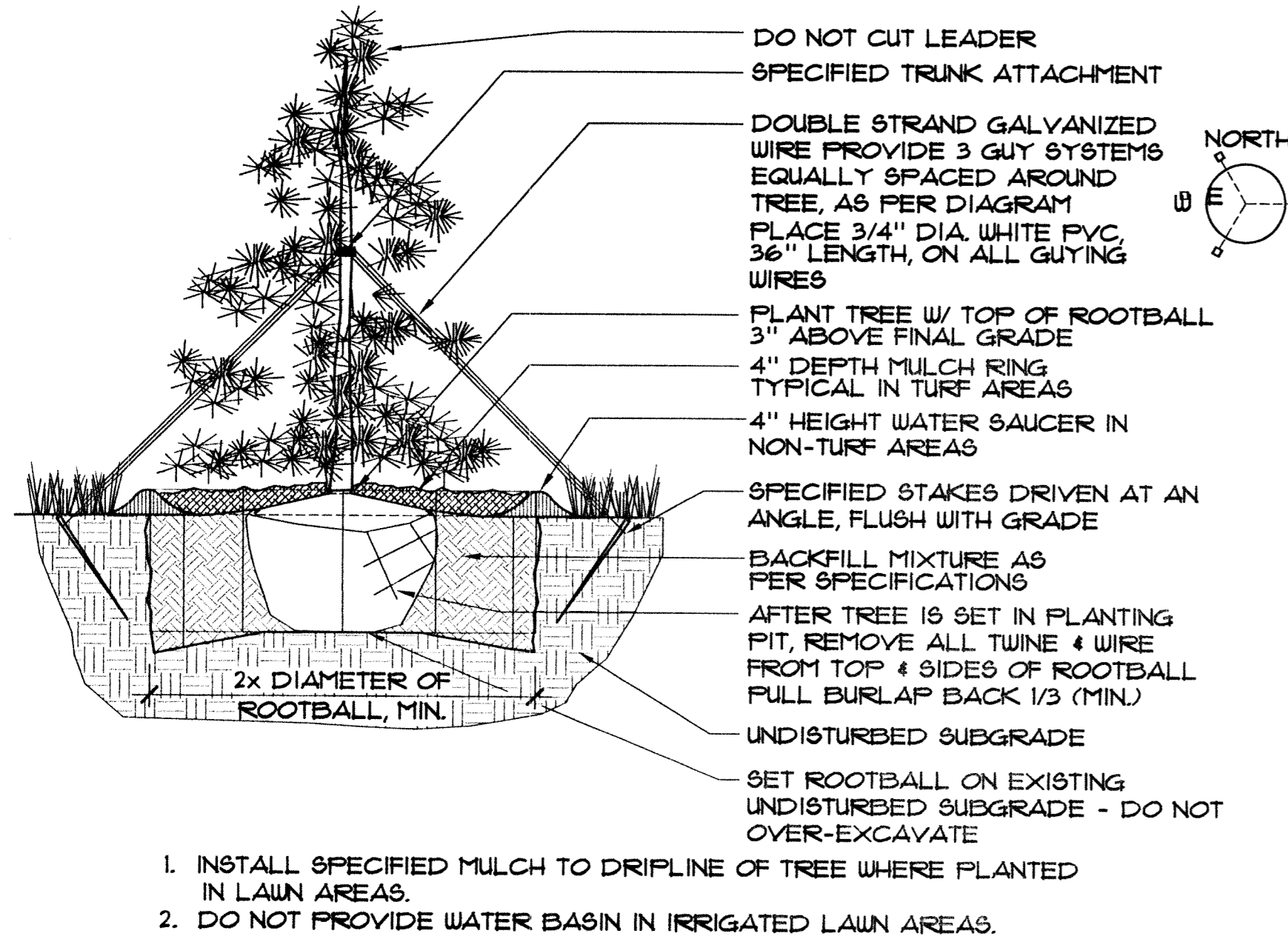
Plant List & Notes

L6

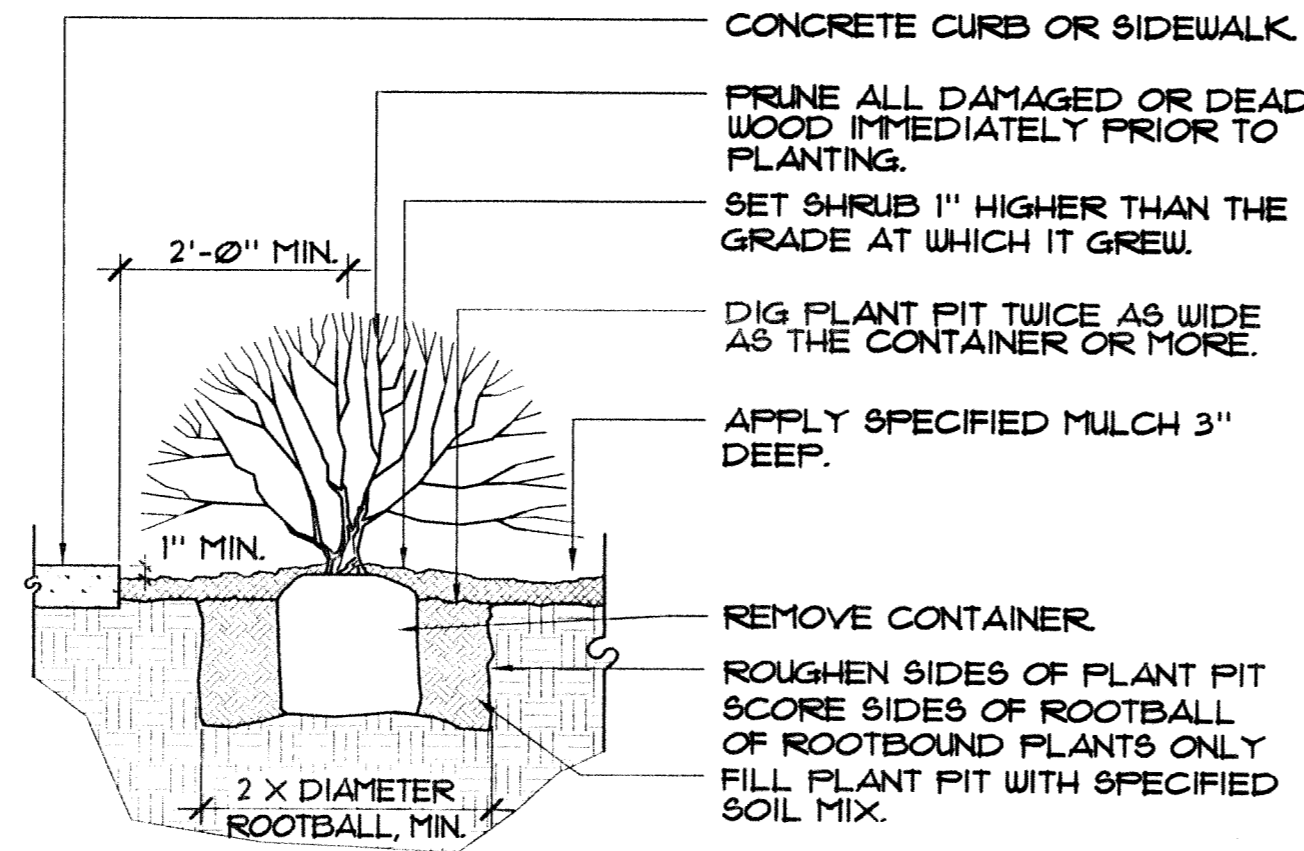
Sheet Number



**A DECIDUOUS TREE PLANTING**  
NOT TO SCALE



**B EVERGREEN TREE PLANTING**  
NOT TO SCALE

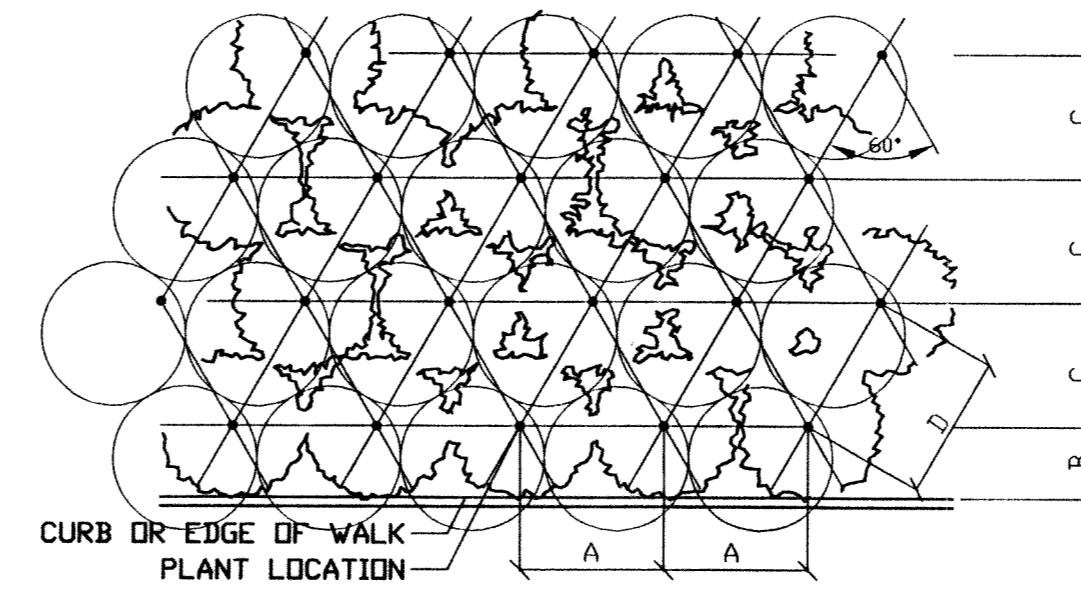


NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

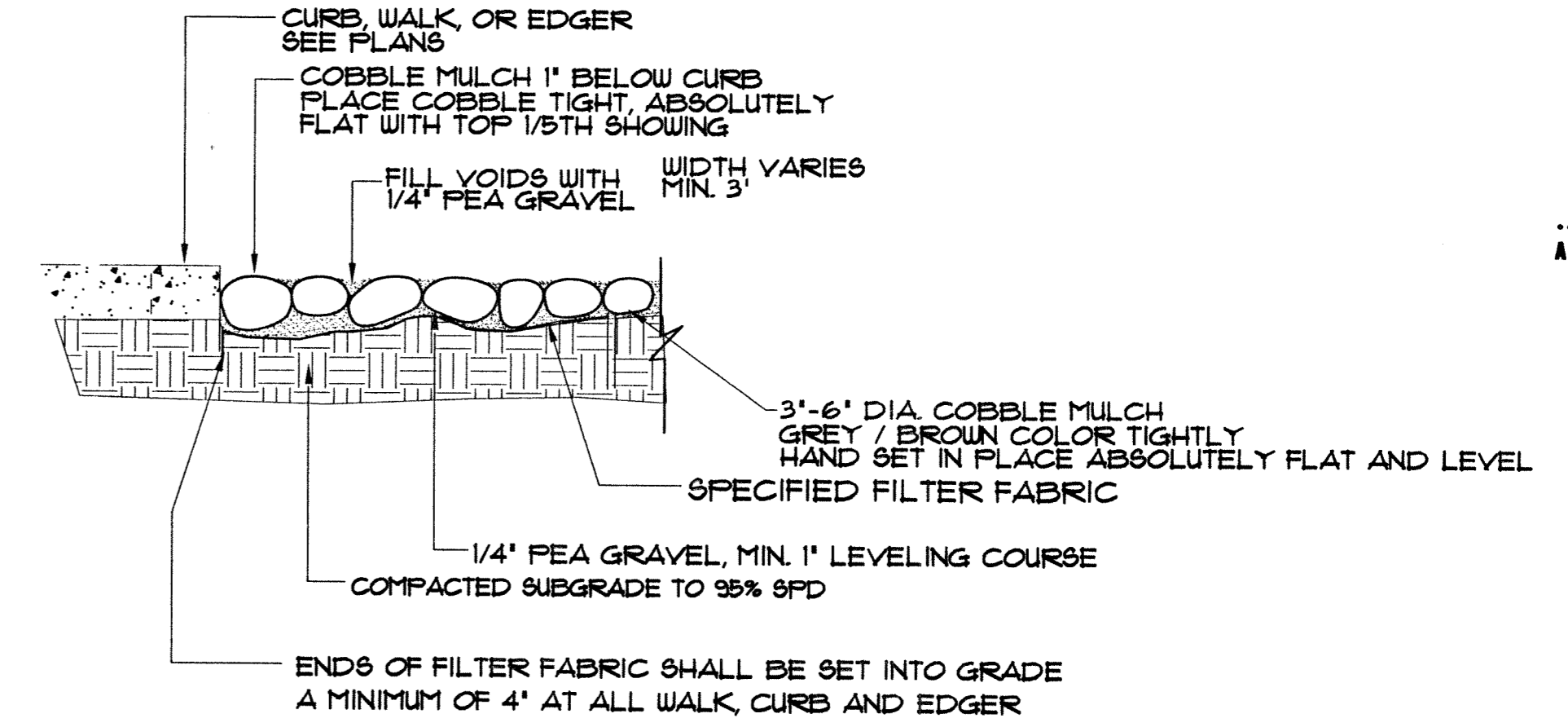
NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB

**C SHRUB PLANTING**  
NOT TO SCALE

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

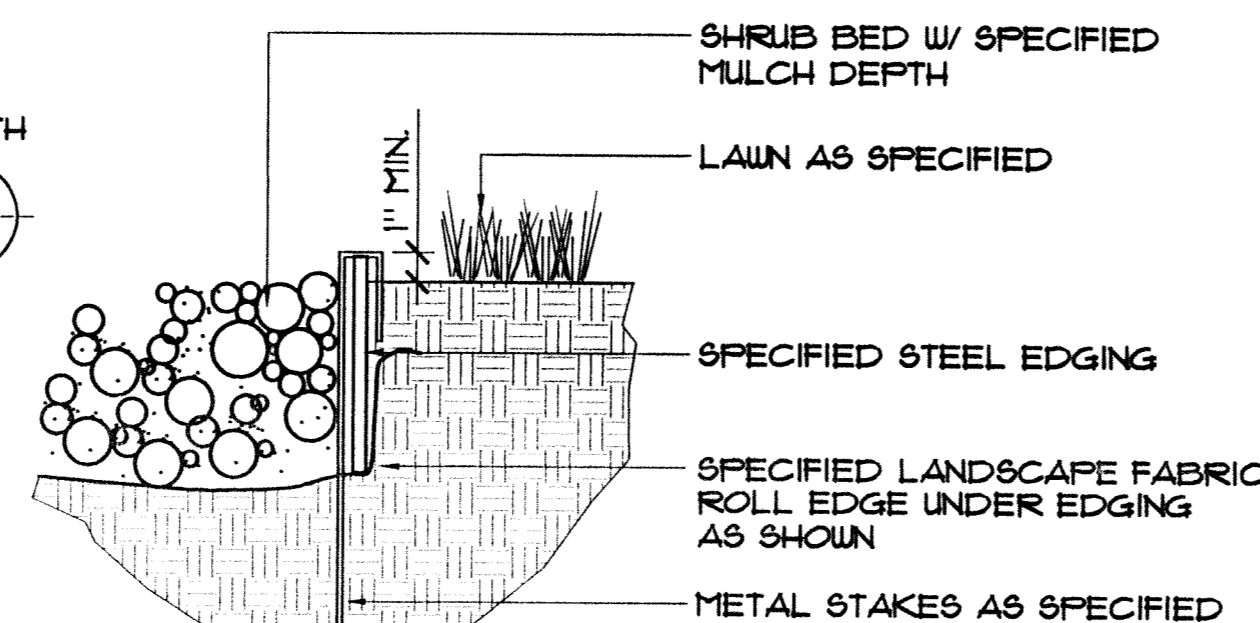


**E SHRUB PLANTING LAYOUT**  
NOT TO SCALE



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

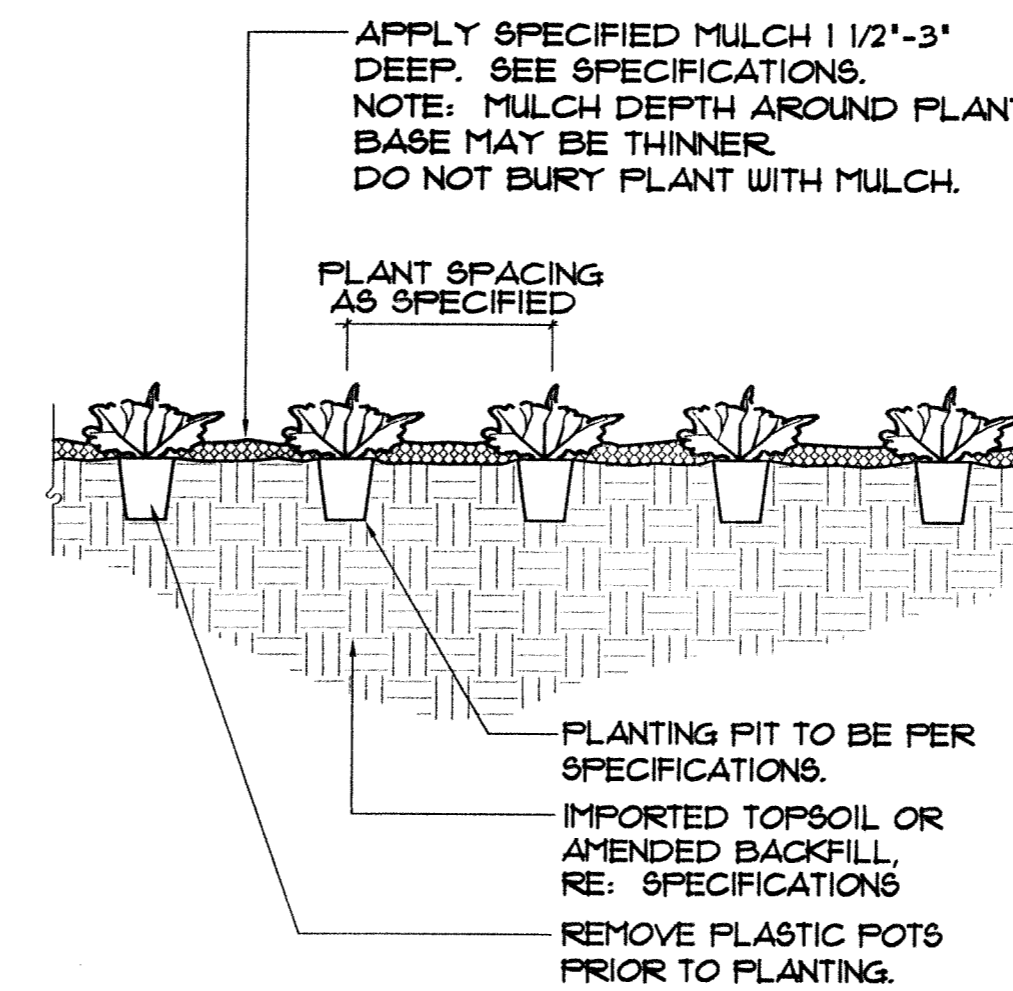
**G COBBLESTONE MULCH**  
NOT TO SCALE



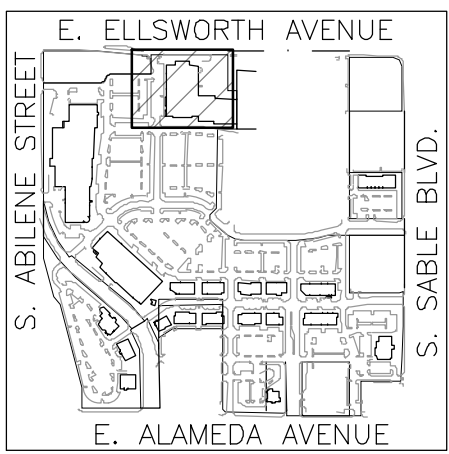
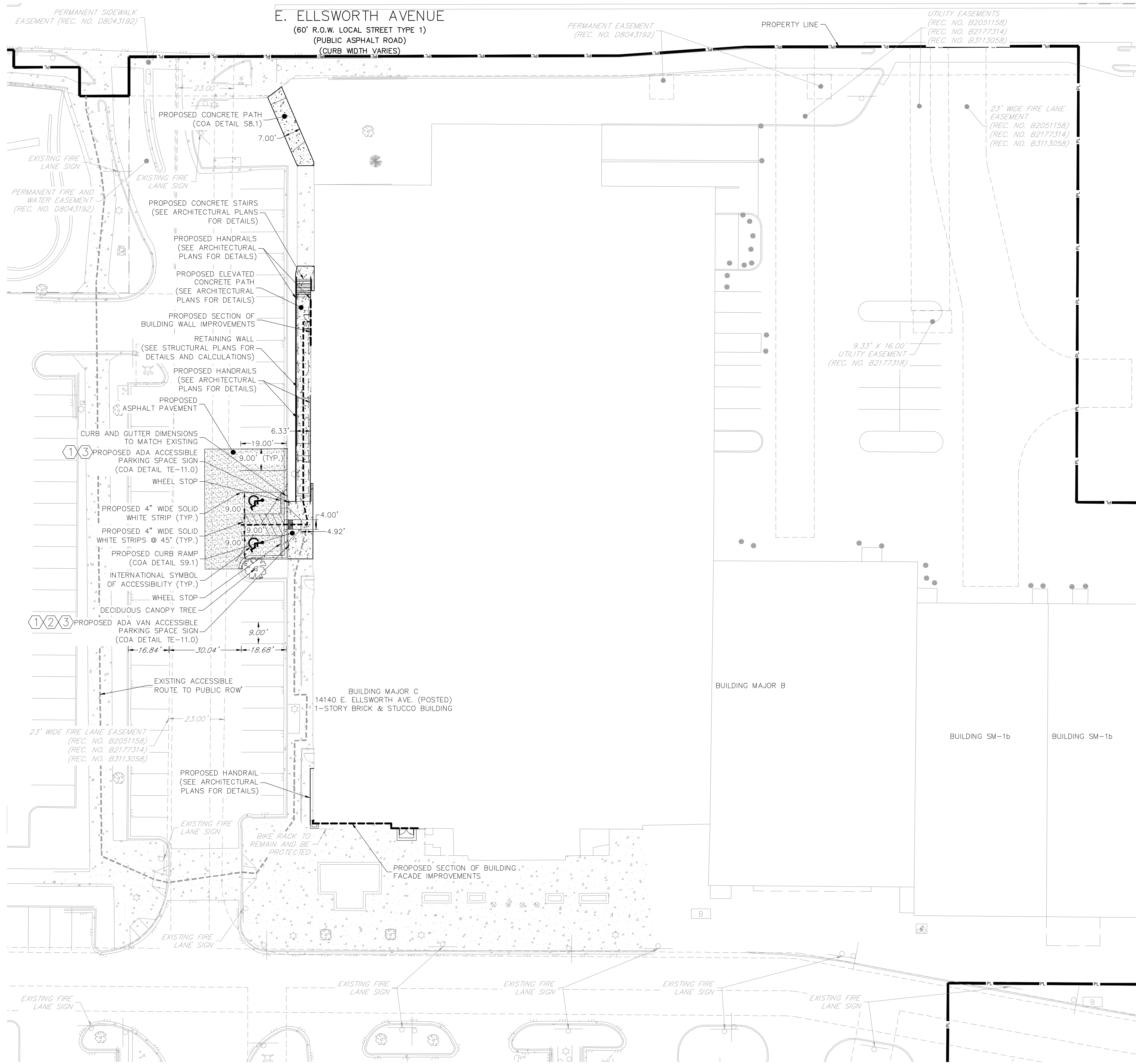
NOTES:

- 1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
- 2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
- 3) ALL JOINTS TO BE SECURELY STAKED.
- 4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

**D STEEL EDGER**  
NOT TO SCALE



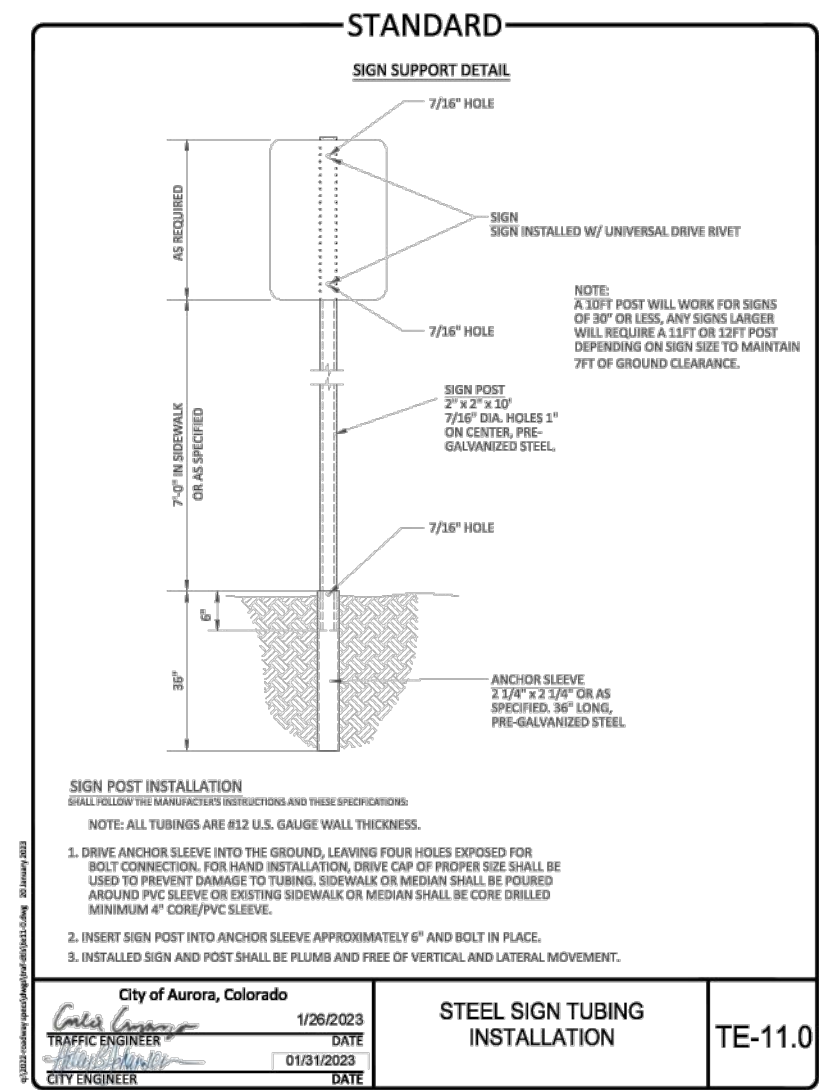
**F PERENNIAL PLANTING**  
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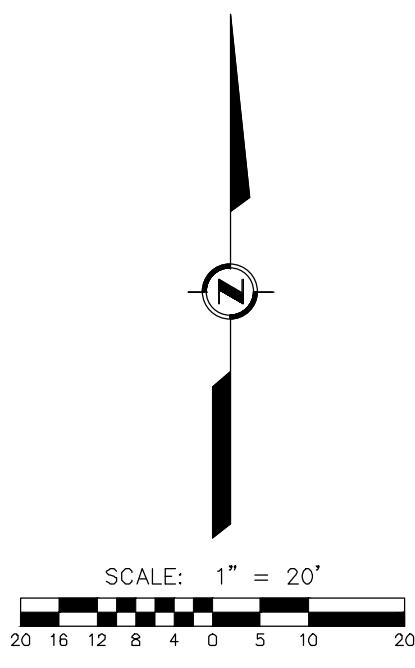
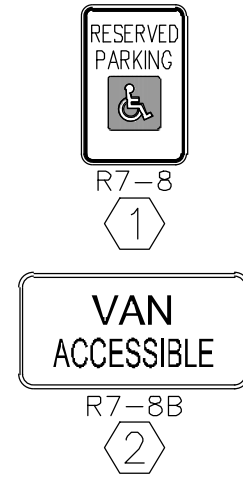
LEGEND	
EXISTING	PROPOSED
PL	PROPERTY LINE
---	ADJACENT LOT LINES
---	EASEMENT LINES
---	CURB & GUTTER
---	CONTOURS
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	BUILDING LINE
---	ACCESSIBLE ROUTE SIGN
---	FLOW ARROW
---	STORM SEWER
---	SANITARY SEWER
---	WATER LINE
---	ELECTRICAL LINE
---	GAS LINE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

ABBREVIATIONS

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



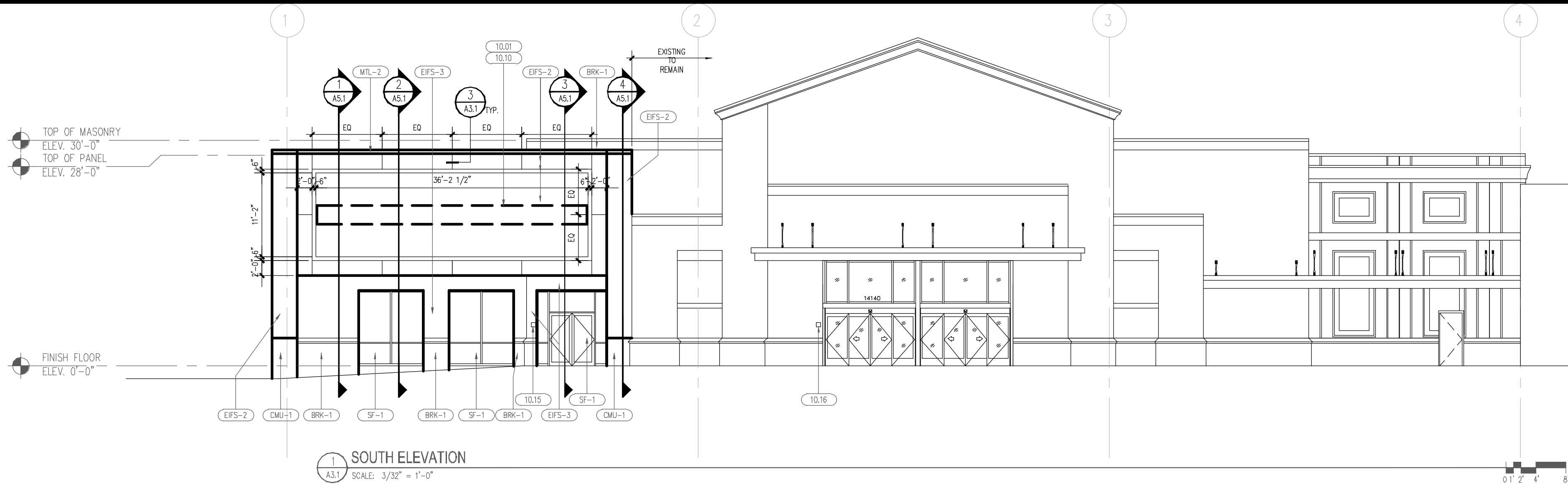
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2	VAN ACCESSIBLE SIGN	12"x6"	R7-8aP
3	TOW-AWAY ZONE	12"x6"	R7-201aP
4	NO PARKING FIRE LANE	12"x18"	R7-6-9A



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

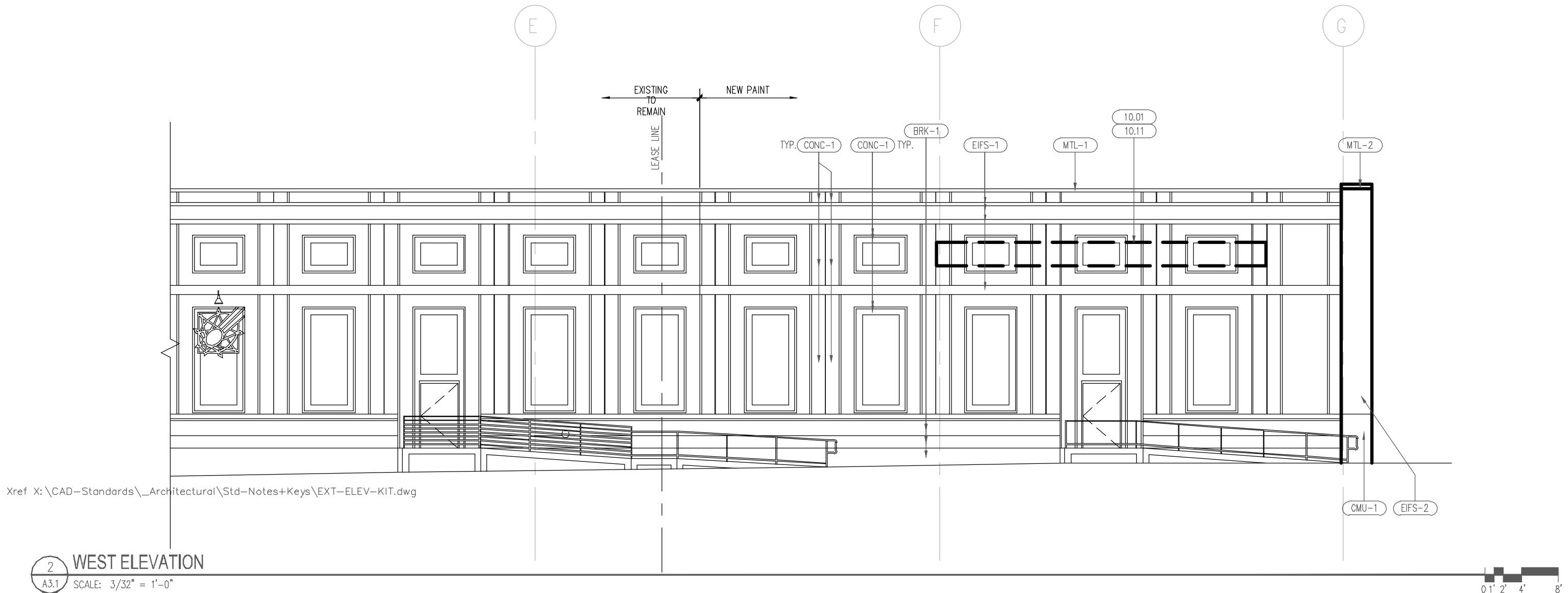
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SITE PLAN AMENDMENT  
FACADE MODIFICATIONS OF BUILDING MAJOR C  
AURORA TOWN CENTER, SUBDIVISION FILING NO. 1  
PHASE II

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_  
QA/QC by: \_\_\_\_\_  
project no.: 25-14942  
drawing no.: SITE PLAN  
date: 01/17/2024



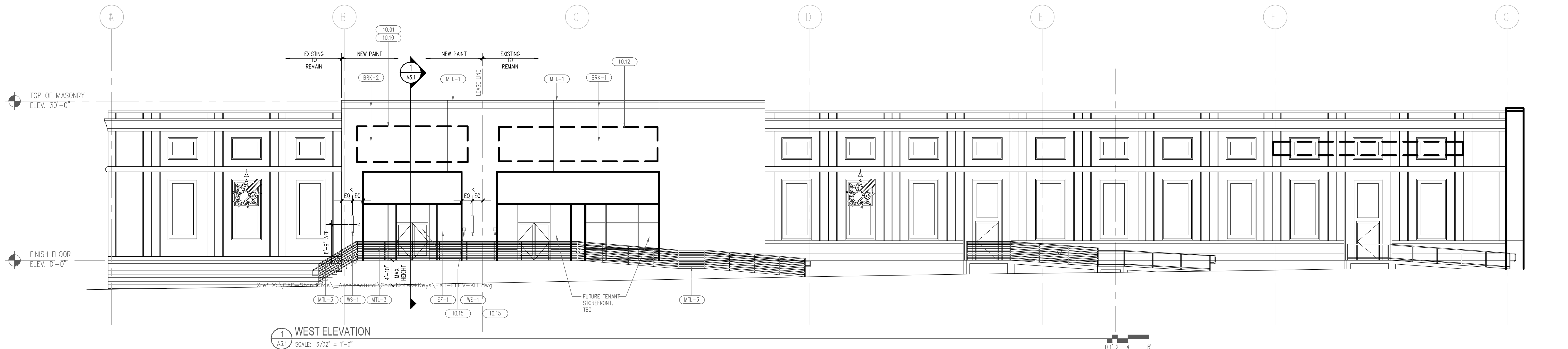
EXTERIOR FINISH SCHEDULE				
TAG	DESCRIPTION	MANUFACTURER	MODEL/SERIES	COLOR
BRK-1	EXISTING BRICK TO REMAIN			
CMU-1	NEW INTEGRALLY COLORED CMU	OLDCASTLE	MESASTONE	"PEARL WHITE"
CONC-1	EXISTING CONCRETE PANEL, PAINTED	SHERWIN WILLIAMS		SW 7006 "EXTRA WHITE"
EFS-1	EXISTING EFS, PAINTED	SHERWIN WILLIAMS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

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
10.01	FUTURE TENANT SIGNAGE TO BE IN COMPLIANCE WITH MASTER PLAN STANDARDS AND REGULATIONS
10.10	FRONT FACADE SIGN ALLOWED SIGN AREA = 102.75 SF, ACTUAL AREA USED BY INCOMING TENANT AMERICA'S BEST = 89.68 SF
10.11	SIDE FACADE SIGN ALLOWED SIGN AREA = 149.5 SF, ACTUAL AREA USED BY INCOMING TENANT AMERICA'S BEST = 89.68 SF
10.15	NEW FIRE DEPARTMENT KNOX BOX. VERIFY LOCATION WITH FIRE DEPARTMENT.
10.16	EXISTING KNOX BOX LOCATION AT ADJACENT TENANT



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

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
10.01	FUTURE TENANT SIGNAGE TO BE IN COMPLIANCE WITH MASTER PLAN STANDARDS AND REGULATIONS
10.10	TENANT FACADE SIGN ALLOWED SIGN AREA = 200 SF, ACTUAL AREA USED BY INCOMING TENANT KID'S EMPIRE = 141 SF
10.12	FUTURE TENANT FACADE SIGN ALLOWED SIGN AREA = 200 SF
10.15	NEW FIRE DEPARTMENT KNOX BOX. VERIFY LOCATION WITH FIRE DEPARTMENT.



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**811**

Know what's below.  
Call before you dig.

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

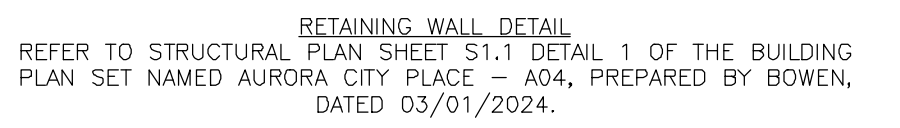
AURORA, CO

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

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03/28/2024

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SP-14



- NOTES:
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
  3. THE SLOPE AROUND THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF THERE ARE OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF FROM THE BUILDING. THE MINIMUM PERMISSIBLE SURFACE TO THE FOOT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
  4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
  5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT, THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
- BENCHMARK:**  
SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK NEAR THE NORTHWEST CORNER OF THE BUILDING. THE "B" BRASS TACK "PLS 324307" WITH AN ELEVATION OF 5470.81 FEET (NAVD 88), NCS POINT B 407, BEING A 3-1/2" BRASS DISK "B 407 RESET 2000" LOCATED APPROXIMATELY 0.75 MILES SOUTHEAST OF SITE, WITH A PUBLISHED ELEVATION OF 5455.72 FEET, AND BEING A "B" BRASS TACK "PLS 324307" WITH AN ELEVATION OF 5455.37 FEET, WERE USED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.
- EXISTING UTILITY LOCATIONS: COLLINS ENGINEERS INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.