

SIGNATURE BLOCK

LEGAL DESCRIPTION:

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 5

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

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

SHEET INDEX table with 9 rows and 2 columns: Sheet No., Description

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

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____

MISSION: _____ DATE: _____
(CHAIRPERSON)

_____, DATE: _____
(MAYOR)

CITY ATTORNEY: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

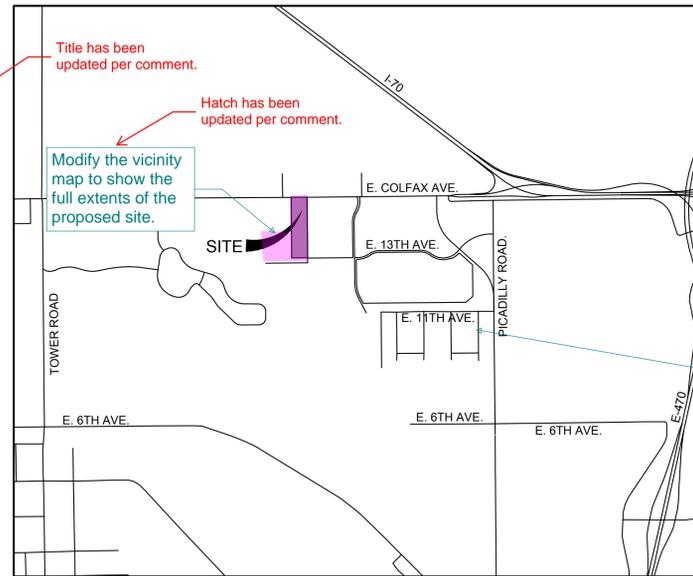
DATABASE APPROVAL DATE _____

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: _____



VICINITY MAP

1" = 2000'

Lot 1, Block 1? Updated per comment. Filing No. 5? Updated per comment.

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

IN WITNESS WHEREOF, THESE PRESENTS TO BE EXECUTED THIS ___ DAY OF ___ AD, ___.

BY: _____

STATE OF _____) SS
COUNTY OF _____) CORPORATE SEAL

ON THIS ___ DAY OF _____, 2020, BEFORE ME _____
NOTARY PUBLIC, PERSONALLY APPEARED
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) _____ NOTARY
COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

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, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
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 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.
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 UNOBTSTRUCTED 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 FROM THE CITY OF AURORA. 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 86-38 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 ENCRACH 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 ABOVE WILL BE APPLIED TO THE ENTIRE 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 CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. 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 UNOBTSTRUCTED 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.

The title of the Site Plan should not include the subdivision filing number. Please revise the title to read: "Stafford Logistics Center - Trailer Parking Site Plan" per the development application name.

Title has been updated per comment.

Hatch has been updated per comment.

Modify the vicinity map to show the full extents of the proposed site.

Master Plan Amendment documents shall be included in the 2nd submittal.

Provided per comment.

Show and label Stafford Logistics Center for reference. Use a dashed linetype.

Traffic study will be provided with 2nd package submittal. Additional traffic comments will be made at that time.

Traffic study provided with this submittal per comment.

A site plan data block is required on this cover page. If you need a copy of the data block .dwg file, please reach out to your case manager.

Data block has been added to the cover sheet per comment.

The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

An amendment block is required.

Title has been updated per comment.

Revise the title per the related comment on the cover sheet, typical on all sheets.

WARE MALCOMB CIVIL ENGINEERING & SURVEYING
900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 5
SITE PLAN COVER SHEET
AURORA, CO

REMARKS table with columns for NO., DATE, and REMARKS

JOB NO.: DCS
PA / PM: T. SWAN
DESIGNED: J. CARANO
DATE:
PLOT DATE: 03/21/23

SHEET C1
1

CITY OF AURORA
NO RECORDING INFORMATION AVAILABLE
AIN 1975-03-1-02-001

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

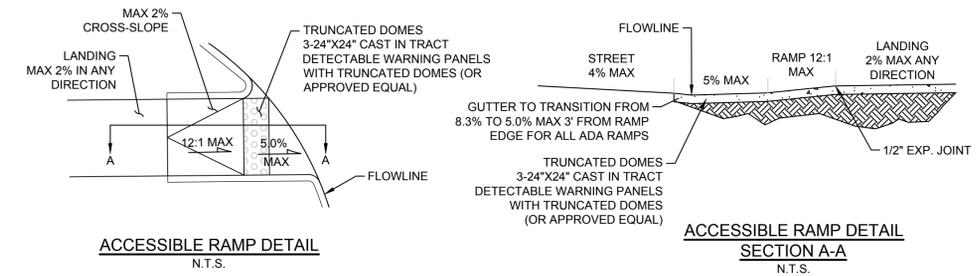
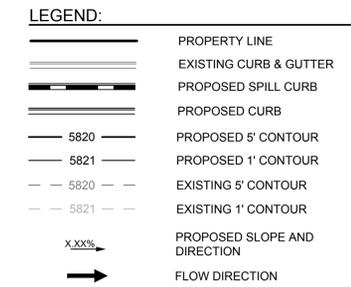
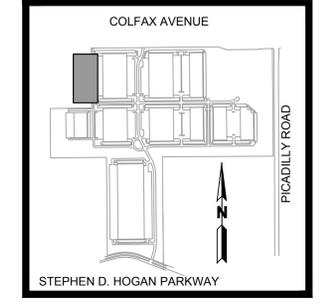
FOR AND ON BEHALF
OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 5
SITE PLAN
GRADING PLAN
AURORA, CO

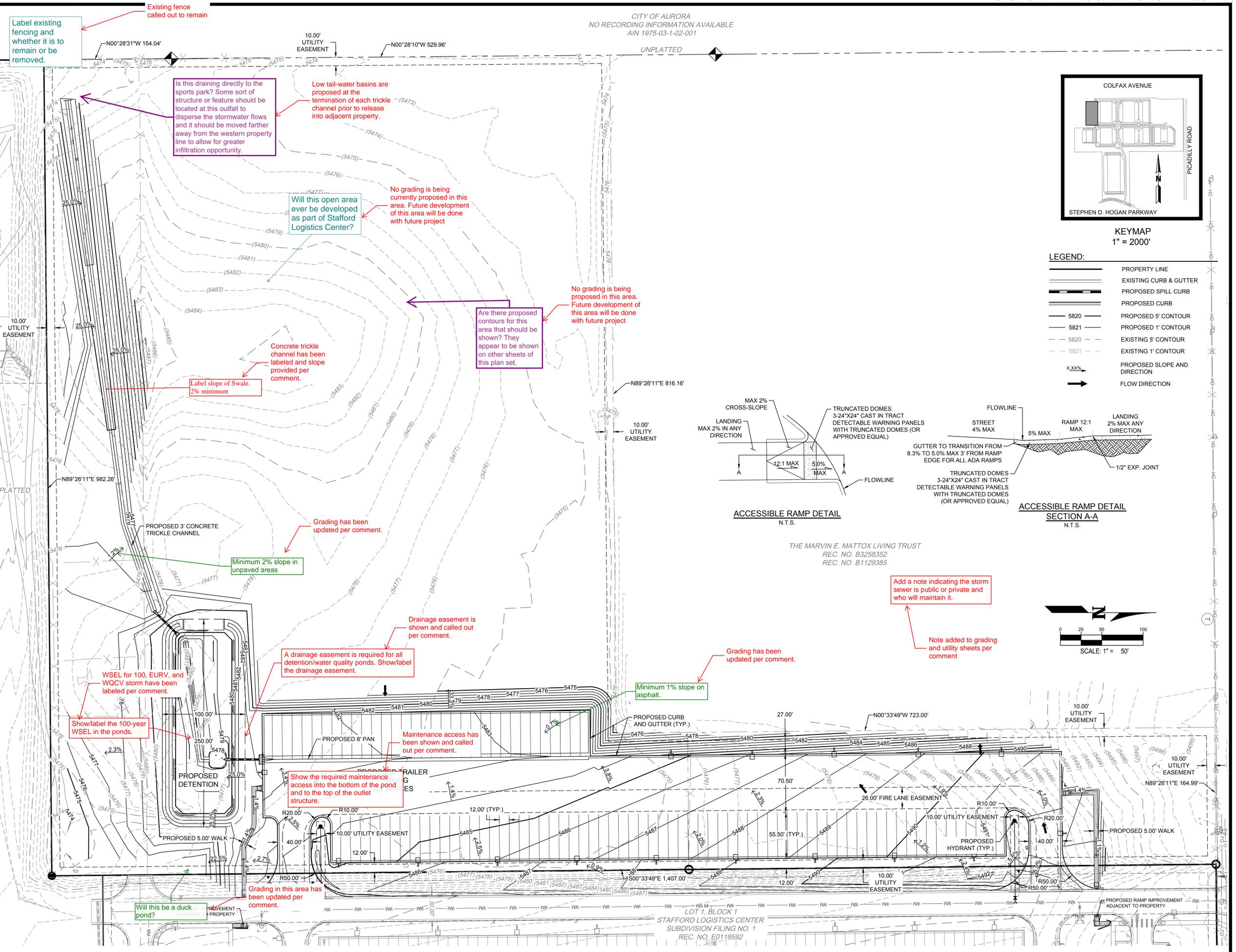
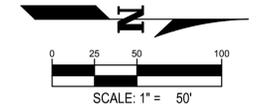
NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	03/21/23

SHEET
C3
3



THE MARVIN E. MATTOX LIVING TRUST
REC. NO. B3258352
REC. NO. B1129385



Label existing fencing and whether it is to remain or be removed.

Existing fence called out to remain

Is this draining directly to the sports park? Some sort of structure or feature should be located at this outfall to disperse the stormwater flows and it should be moved farther away from the western property line to allow for greater infiltration opportunity.

Low tail-water basins are proposed at the termination of each trickle channel prior to release into adjacent property.

Will this open area ever be developed as part of Stafford Logistics Center?

No grading is being currently proposed in this area. Future development of this area will be done with future project

Are there proposed contours for this area that should be shown? They appear to be shown on other sheets of this plan set.

No grading is being currently proposed in this area. Future development of this area will be done with future project

Concrete trickle channel has been labeled and slope provided per comment.

Label slope of Swale. 2% minimum

Minimum 2% slope in unpaved areas

Grading has been updated per comment.

Drainage easement is shown and called out per comment.

A drainage easement is required for all detention/water quality ponds. Show/label the drainage easement.

Grading has been updated per comment.

Minimum 1% slope on asphalt.

Add a note indicating the storm sewer is public or private and who will maintain it.

Note added to grading and utility sheets per comment

WSEL for 100, EURV, and WQCV storm have been labeled per comment.

Show/label the 100-year WSEL in the ponds.

Maintenance access has been shown and called out per comment.

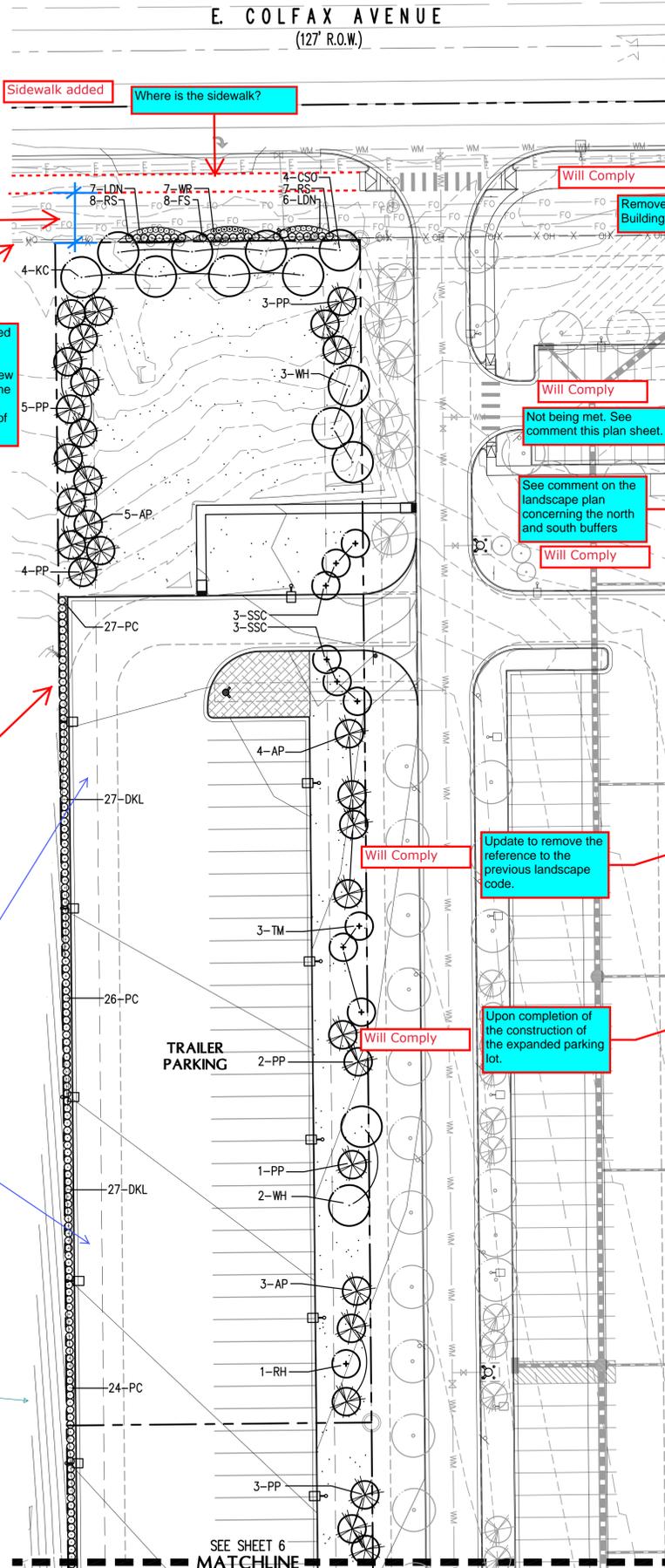
Show the required maintenance access into the bottom of the pond and to the top of the outlet structure.

Grading in this area has been updated per comment.

Will this be a duck pond?

LOT 1, BLOCK 1
STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 1
REC. NO. E0119592

NOT FOR CONSTRUCTION



OVERALL SITE DATA

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

DETENTION POND LANDSCAPE REQUIREMENTS

POND	TREES REQUIRED (0' MIN. HGT.)	TREES PROVIDED	SHRUBS REQUIRED (0' MIN. HGT.)	SHRUBS PROVIDED
6	12*	61	61	0*

* 6 TREES SUBSTITUTED FOR 61 SHRUBS.

BUILDING 16 TABLE OF CURBSIDE LANDSCAPE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DESCRIPTION	FRONTAGE LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED (0' MIN. HGT.)	# TREES PROVIDED	# SHRUBS REQUIRED (0' MIN. HGT.)	# SHRUBS PROVIDED	# PERENNIALS/GRASSES PROVIDED	EVERGREEN TREE PERCENTAGE
E. COLFAX AVENUE CURBSIDE FRONTAGE BUFFER 165 L.F.	N/A	N/A	N/A	N/A	4	N/A	4	N/A	N/A	N/A
E. COLFAX AVENUE - STREET FRONTAGE BUFFER 165 L.F.	25'	25'	25'	STANDARD DESIGN PLUS XERISCAPE	4	41	4	43	-	N/A
EAST NON-STREET BUFFER 1,407 L.F.	20'	20'	20'	STANDARD DESIGN PLUS XERISCAPE	18	90	60*	0*	-	51%
WEST NON-STREET BUFFER 816 L.F.	20'	20'	20'	STANDARD DESIGN PLUS XERISCAPE	18	102	31**	0***	-	71%
NORTH-NON-STREET BUFFER 982 L.F.	20'	20'	20'	STANDARD DESIGN PLUS XERISCAPE	25	123	38***	0****	-	66%
SOUTH NON-STREET BUFFER 982 L.F.	20'	20'	20'	STANDARD DESIGN PLUS XERISCAPE	25	123	38***	0****	-	66%
WEST SPECIAL LANDSCAPE BUFFER 684 L.F.	25'	25'	25'	STANDARD DESIGN PLUS XERISCAPE	27	274	28†	284‡	-	57%
TOTALS					133	806	172	441	-	

* 18 TREES SUBSTITUTED FOR 60 SHRUBS.
** 44 SHRUBS SUBSTITUTED FOR 18 TREES.
*** 11 TREES SUBSTITUTED FOR 32 SHRUBS.
**** 13 TREES SUBSTITUTED FOR 23 SHRUBS.
† 1 TREE SUBSTITUTED FOR 10 SHRUBS.

- THE TURF SHALL BE ROTOTILLED TO A DEPTH OF 6" AND COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQ. YARDS OF SOIL SHALL BE APPLIED TO THE TOP 6" OF SOIL.
- 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.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH DARK GREEN STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING).
- ALL MONUMENT SIGN SHRUB BEDS SHALL BE MULCHED WITH 2" WOOD BARK MULCH WITHOUT LANDSCAPE FABRIC.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS SHALL COMPLY WITH REQUIREMENTS FOUND IN SECTION 146-7.5 E. NON-STREET PERIMETER BUFFERS, 2.a.iv.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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.
- 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 DETERRERD OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- 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, UNOBTSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE EIGHT (8) FEET.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRDACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- A 8-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- 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	SYM.	QTY	KEY	COMMON / BOTANIC NAME	SIZE	COMMENTS	ZONE
DECIDUOUS SHADE TREES													
○	19	WH	Western hollyherry <i>Celtis occidentalis</i>	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low	○	7	WR	Winnipeg Parks Shrub Rose Rosa 'Winnipeg Parks'	5 gal.	container, 5 cones min. 3' ht., plant 3' o.c.	Low
○	13	LC	Little Devil Ninebark <i>Physocarpus opulifolius</i>	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low	○	13	LDN	Little Devil Ninebark <i>Physocarpus opulifolius</i>	5 gal.	container, 5 cones min. 3' ht., plant 3' o.c.	Low
○	4	CSO	Crimson Spire Oak <i>Quercus alba x robur</i>	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low	○	54	DKL	Dwarf Korean Lilac <i>Syringa meyeri</i>	5 gal.	container, 5 cones min. 4' ht., plant 4' o.c.	Low
○	4	KC	Kentucky Coffeetree <i>Gymnocladus dioica</i>	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low	○	8	FS	Fragrant Sumac <i>Rhus aromatica</i>	5 gal.	container, 5 cones min. 5' ht., plant 4' o.c.	Low
ORNAMENTAL TREES													
⊕	11	SSC	Spring Snow Crabapple <i>Malus sp.</i>	2" cal.	Specimen quality, full crown, B&B, staked	Low	○	15	RS	Russian Sage <i>Ferovskia atriplicifolia</i>	5 gal.	container, 5 cones min. 5' ht., plant 4' o.c.	Low
⊕	6	SPC	Sucker Punch Chokecherry <i>Prunus Sucker Punch</i>	2" cal.	Specimen quality, full crown, B&B, staked	Low	○	77	TWS	Tall Western Sage <i>Artemisia tridentata</i>	5 gal.	container, 5 cones min. 8' ht., plant 4' o.c.	Low
⊕	4	TM	Hot Wings Tatarian Maple <i>Acer tataricum</i>	6' ht.	Specimen quality, clump form, B&B, staked	Low	○	85	LMM	Littleleaf Mountain Mahogany <i>Cercocarpus intricatus</i>	5 gal.	container, 5 cones min. 6' ht., plant 4' o.c.	Low
⊕	4	RH	Russian Hawthorn <i>Crataegus arbutifolia</i>	2" cal.	Specimen quality, full crown, B&B, staked	Low	○	57	TGR	Tall Green Rabbitbrush <i>Eriogonum nauseosum</i> spp. <i>nauseosum</i> var. <i>glabrata</i>	5 gal.	container, 5 cones min. 6' ht., plant 4' o.c.	Low
⊕	10	BC	Black Chokecherry <i>Prunus virginiana</i>	6' ht.	Specimen quality, clump form, B&B, staked	Low	○	45	BBR	Baby Blue Rabbitbrush <i>Eriogonum nauseosum</i> spp. <i>nauseosum</i> var. <i>speciosum</i>	5 gal.	container, 5 cones min. 6' ht., plant 4' o.c.	Low
EVERGREEN TREES													
⊗	61	AP	Austrian Pine <i>Pinus nigra</i>	6' ht.	Specimen quality, full form, B&B, guyed	Low							
⊗	48	PP	Pinon Pine <i>Pinus cembroides</i>	6' ht.	Specimen quality, full form, B&B, guyed	Low							

LANDSCAPE LEGEND

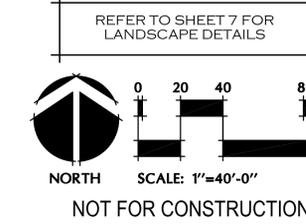
- DECIDUOUS SHADE TREE
- ⊕ DECIDUOUS ORNAMENTAL TREE
- ⊗ EVERGREEN TREE
- ⊙ DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ⊙ ORNAMENTAL GRASSES
- EXISTING FILING NO. 1 DECIDUOUS TREE
- EXISTING FILING NO. 1 EVERGREEN TREE

GROUND COVER 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



Will Comply

Sidewalk added

Where is the sidewalk?

Dimension and label the street frontage buffer from the back of walk.

Is this an existing or proposed fence? If existing, is it being removed and if it is, please remove from the plan. If a new fence is proposed, include the line work symbology in the legend and include a detail of the fence.

The fence will be removed on this property

Dimension and label the non-street buffer. The buffer starts at 18' and can be reduced to 12'. This does not appear to be meeting the minimum requirements. The plant material requirements are one tree and five shrubs per 40 ft and 30% shall be evergreen.

Will Comply

This fire lane easement does not appear to match the easement shown on Sheet C2, C3, and C4 of this set of drawings to Sheet 5 and 6. Please correct the drawings to match. If this is the actual proposed fire lane, No Parking Fire Lane signs shall be posted along this property line.

The easement has been revised

Show the adjacent property line and provide the dimension.

Will Comply

SEE SHEET 6 MATCHLINE

Will Comply

Remove the words Building 16

Will Comply

Not being met. See comment this plan sheet.

See comment on the landscape plan concerning the north and south buffers

Will Comply

Coordinate with PROS. See comment on the landscape plan.

Will Comply

Shrub beds shall be rototilled to a depth of 6" and compost matter at a rate of 4 cubic yards per 1,000 sq. yds. of soil shall be applied to the top 6" of soil.

Please see tree deferment note on sheet 6

Update to remove the reference to the previous landscape code.

Will Comply

Upon completion of the construction of the expanded parking lot.

Will Comply

Cottonwoods are not permitted.

Will Comply

Will Comply

Increase the font size. Match the table.

Sight triangles added

add sight triangles per COA TE-13 at site accesses. Verify mature plant heights within sight triangles meet COA 4.04.2.10 requirements

Will Comply

Add an asterisk and a note to the bottom of the table. That due to the presence of existing utilities within the curbside landscape, the required street trees were located behind the back of walk.

Not required as this area is intended to be included in the over all master planned development.

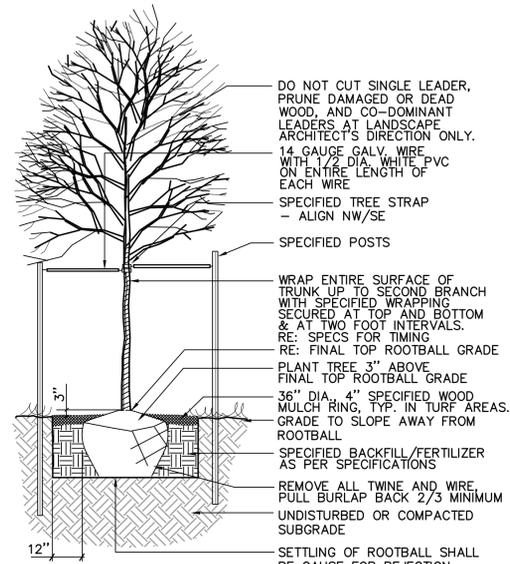
Will Comply

Shrubs are only permitted to be substituted for trees if there is an encumbrance. See Section 146-7.5 E. Non-Street Perimeter Buffers, 2.a.iv.

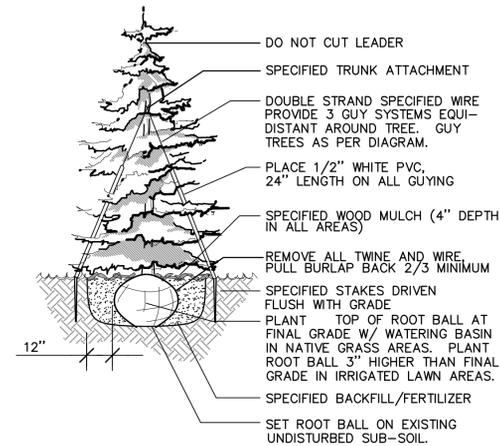
Will Comply

Increase the font size. Match the table.

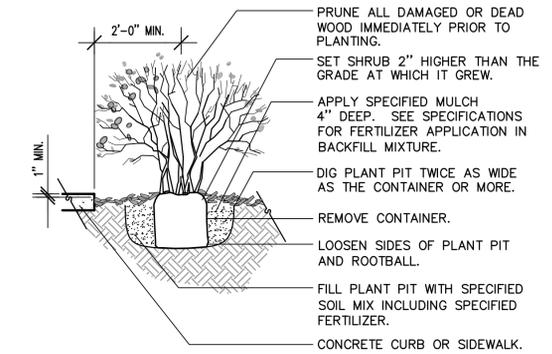
Add fencing details as necessary.



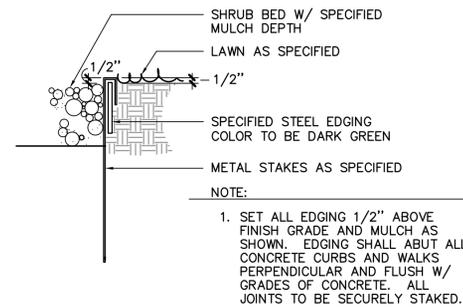
1 DECIDUOUS TREE PLANTING N.T.S.



2 EVERGREEN TREE PLANTING N.T.S.



3 SHRUB PLANTING DETAIL N.T.S.



4 STEEL EDGER DETAIL 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.

900 south broadway
suite 320
denver, co 80209
p 303.661.3333
waremalcomb.com

meuran
designgroup

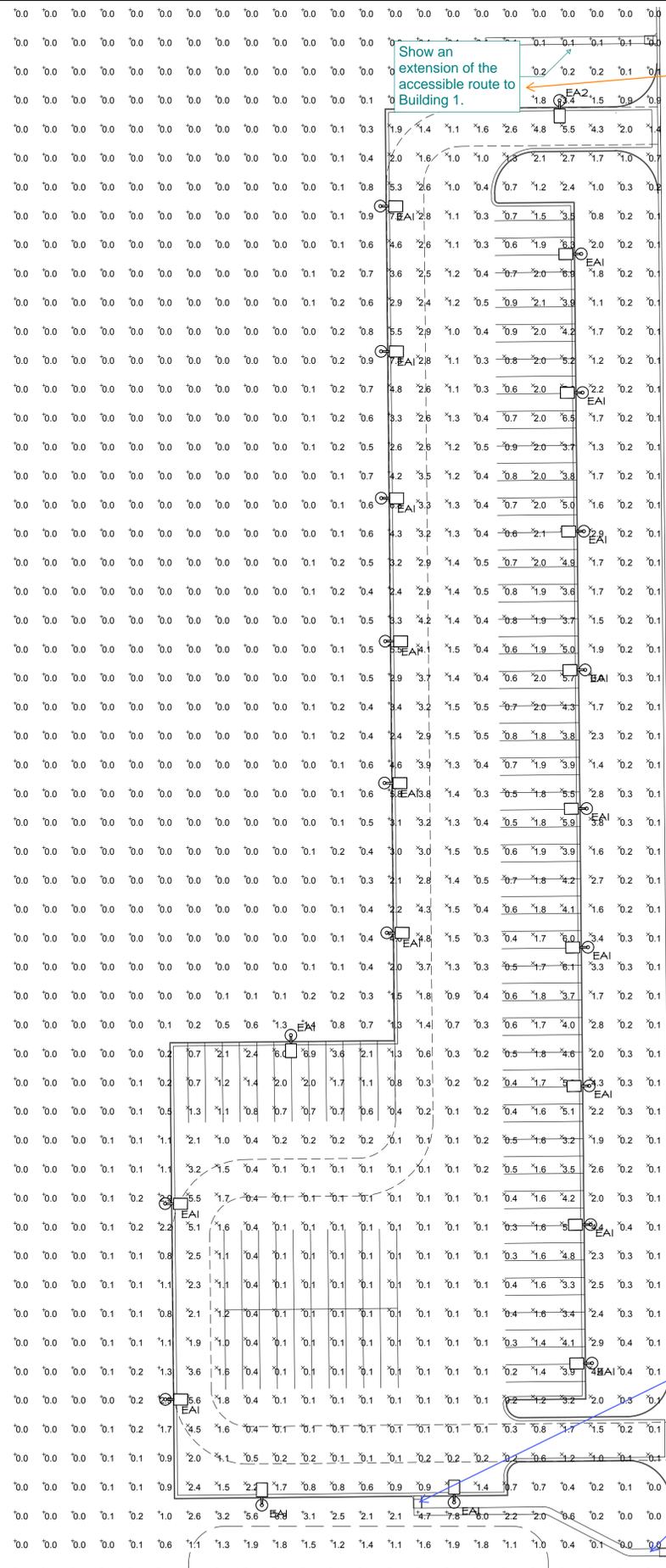
site design
landscape architecture
site planning
700 colorado boulevard, suite 131
denver, colorado 80206
303.512.0549 www.meuran.com

STAFFORD TRAILER PARK
LANDSCAPE DETAILS
AURORA, CO

REMARKS
PLANNING SUBMITTAL
DATE
02.14.2023

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

SHEET
7



Show an extension of the accessible route to Building 1.

AE Design Response: This walk is not to be designated as an accessible route and therefor will not be labeled as noted and will not be illuminated to minimum of 1 footcandle.

LIGHTING GENERAL NOTES

- LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
- CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.
- ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING AND ADJACENT PROPERTIES ARE NOT INCLUDED.
- 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.
- ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK WITH PHOTOCELL TO ALLOW LIGHTS TO BE TURNED "ON" ONLY DURING NON-DAYLIGHT HOURS.
- 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).

LIGHTING FIXTURES LEGEND

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

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE	+	0.7 fc	7.8 fc	0.0 fc	N/A	N/A
TRAILER YARD	X	1.4 fc	7.6 fc	0.1 fc	76.0:1	14.0:1

AE Design Response: This walk is not to be designated as an accessible route and therefor will not be labeled as noted and will not be illuminated to minimum of 1 footcandle.

Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to:

- Public transportation stops.
- Accessible parking and accessible passenger loading zones. This includes required accessible garages.
- 60% of the required building entrances. Indicate all entrances and required exits on the plan.
- Provide an accessible route to all on site amenities. These elements can include, but are not limited to; tennis courts, club houses, pools, laundry facilities, mail kiosks and dumpsters.
- Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks.
- Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.
- Accessible routes must be shown passing through gated entry(s) served.
- Show and label the location of accessible units required by IBC Chapter 11 and 2003 HB-1221 to be part of the exterior accessible route.

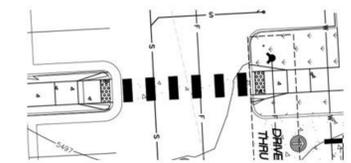
If this is designated an Accessible Route, delineate with a heavy dashed line and ensure the route is illuminated per the graphic provided.

AE Design Response: This walk is not to be designated as an accessible route and therefor will not be labeled as noted and will not be illuminated to minimum of 1 footcandle.

AE Design Response: This walk is not to be designated as an accessible route and therefor will not be labeled as noted and will not be illuminated to minimum of 1 footcandle.

The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

Where an accessible route crosses a drive-aisle provide curb ramps and crosswalk.



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

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	EDR
DESIGNED:	CRW
DATE:	02-10-2023
PLOT DATE:	

