

SIGNATURE BLOCK

LEGAL DESCRIPTION:

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

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

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

BY:

STATE OF )SS  
COUNTY OF ) CORPORATE SEAL

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

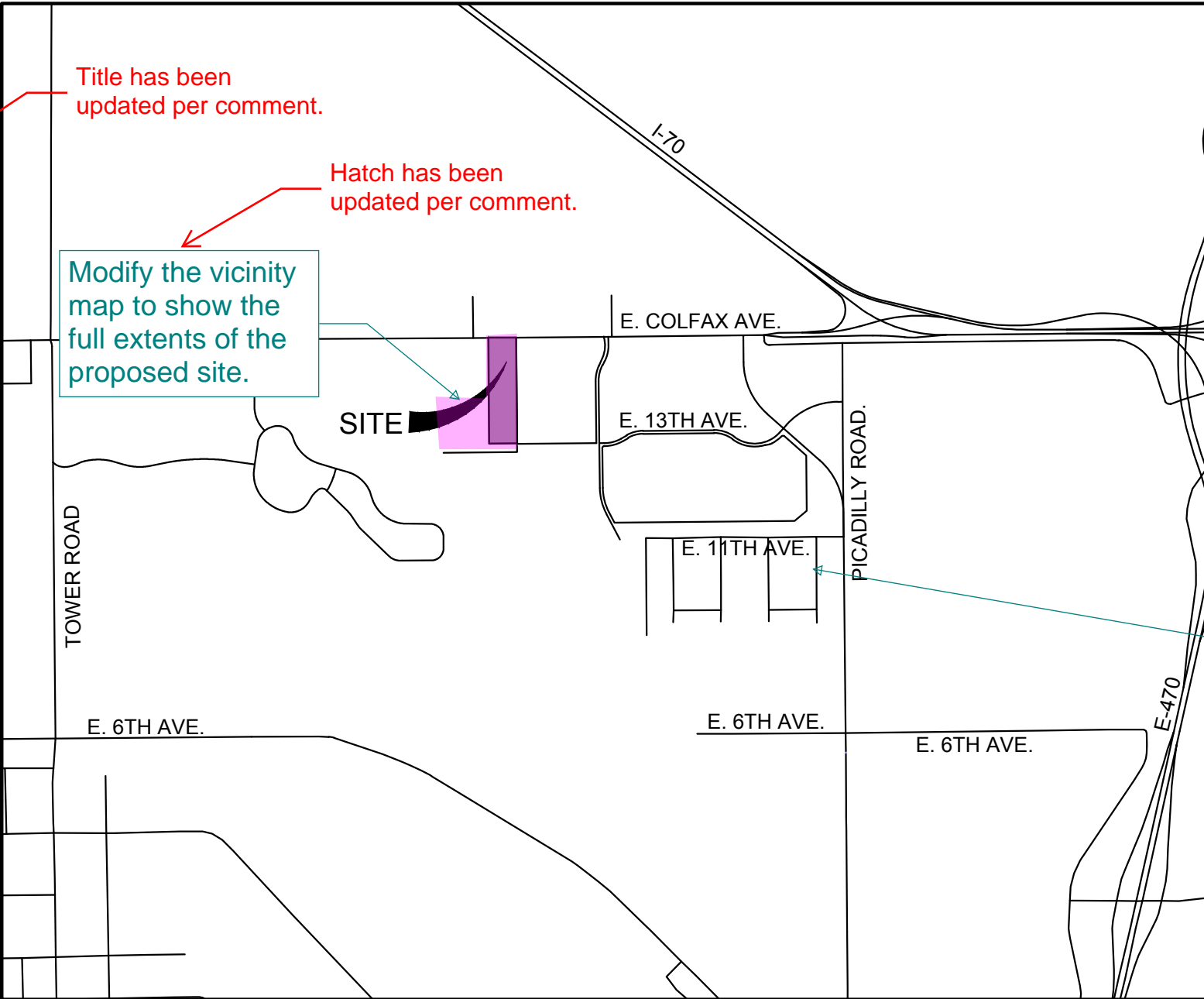
WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)  
COMMISSION EXPIRES NOTARY BUSINESS ADDRESS:

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



VICINITY MAP

1" = 2000'

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

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

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

SHEET INDEX:		
1	C1.0	COVER SHEET
2	C2.0	SITE PLAN
3	C3.0	GRADING PLAN
4	C4.0	UTILITY PLAN
5-8		LANDSCAPE PLAN
8	E0.0	PHOTOMETRIC SITE PLAN
9	E0.1	PHOTOMETRIC DETAILS

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:

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS 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.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED 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.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- 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.
- 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.
- APPLICANT/OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 13TH AVENUE & PICADILLY ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- 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.
- 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.
- 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.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN IN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING FIRE LANE, NO PARKING. THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- 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.

WARE MALCOMB  
CIVIL ENGINEERING & SURVEYING

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FOR AND ON BEHALF  
OF WARE MALCOMB

STAFFORD LOGISTICS CENTER

SUBDIVISION FILING NO. 5

SITE PLAN

COVER SHEET

AURORA, CO

REMARKS	
NO.	DATE

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

SHEET

C1

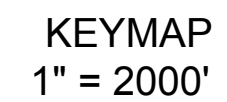
1

NOT FOR CONSTRUCTION









PROPERTY LINE

EXISTING CURB & GUTTER

PROPOSED SPILL CURB

PROPOSED CURB

5820 PROPOSED 5' CONTOUR

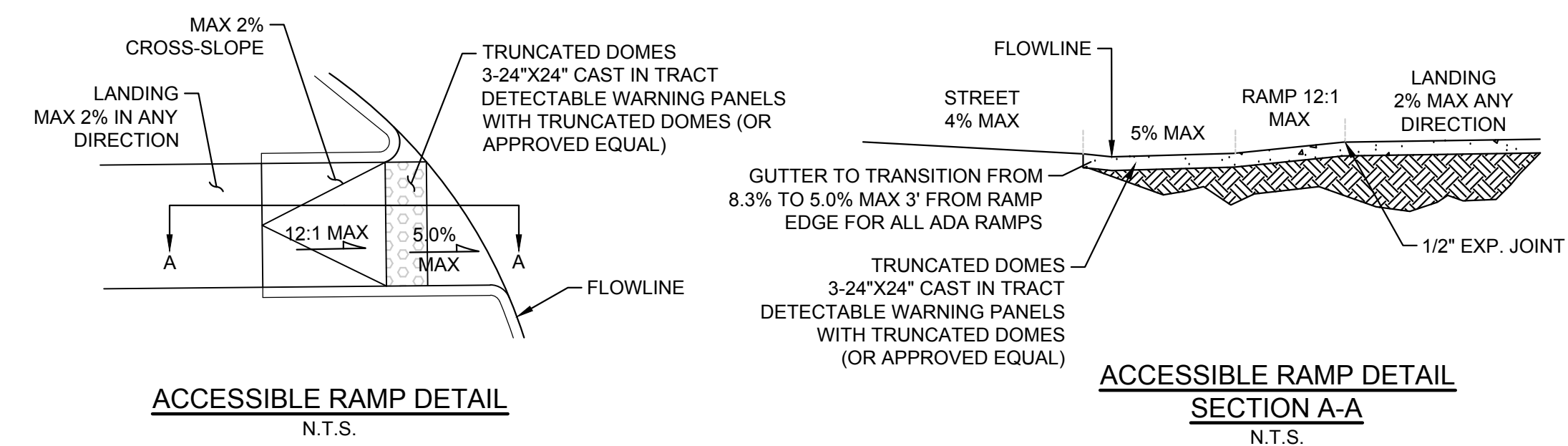
5821 PROPOSED 1' CONTOUR

5820 EXISTING 5' CONTOUR

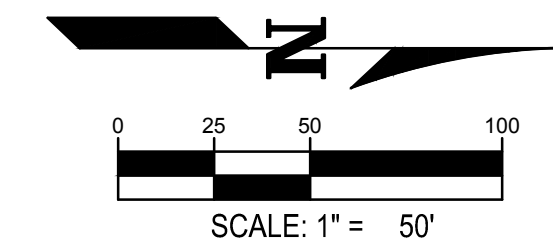
5821 EXISTING 1' CONTOUR

X.XXX% PROPOSED SLOPE AND DIRECTION

FLOW DIRECTION



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



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

Grading has been updated per comment.

CITY OF AURORA  
 RECORDING INFORMATION AVAILABLE  
 AIN 1975-03-1-02-001

UNPLATTED

Existing fence  
called out to remain

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

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 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  
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.

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.

3.4%  
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



FOR AND ON BEHALF  
OF WARE MALCOMB

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

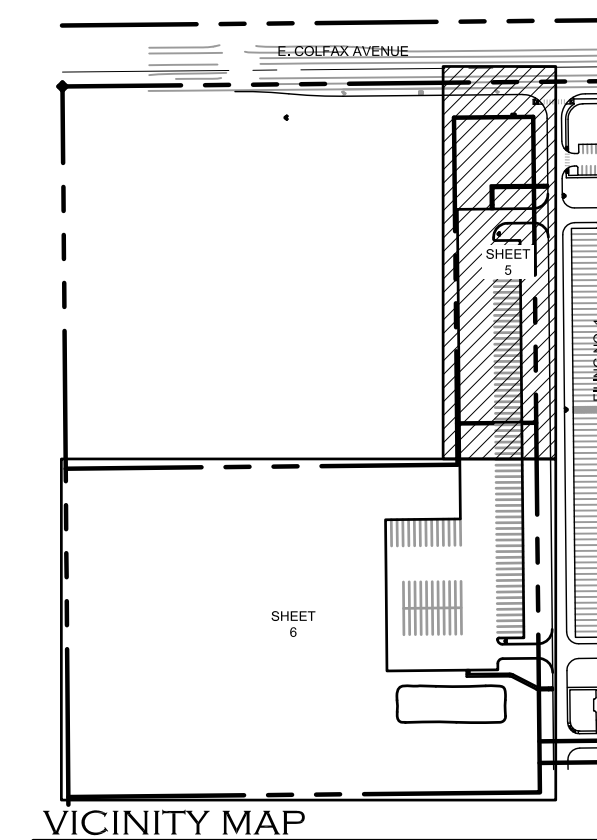
[illegible]

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

C4







## 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

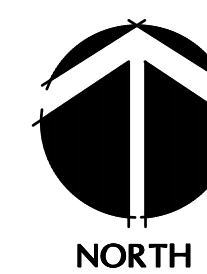
## GROUND COVER LEGEND

- 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

REFER TO SHEET 7 FOR  
LANDSCAPE DETAILS



SCALE: 1"=40'-0"

NOT FOR CONSTRUCTION

## OVERALL SITE DATA

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

## DETENTION POND LANDSCAPE REQUIREMENTS

	TREES REQUIRED (1" TREE/NO. U.I.)	TREES PROVIDED (1" TREE/NO. U.I.)	SHRUBS REQUIRED (1" SHRUB/NO. U.I.)	SHRUBS PROVIDED (1" SHRUB/NO. U.I.)
POND	6	12*	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 BUFFER DESCRIPTION LENGTH/ADA LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED (1" TREE/NO. U.I.)	# TREES PROVIDED (1" TREE/NO. U.I.)	# SHRUBS REQUIRED (1" SHRUB/NO. U.I.)	# SHRUBS PROVIDED (1" SHRUB/NO. U.I.)	# PERENNIALS/ GRASSES PROVIDED	EVERGREEN TREE PERCENTAGE
E. COLFAX AVENUE CURBSIDE FRONTAGE BUFFER 165 L.F.	N/A	N/A	N/A	(1" TREE/NO. U.I.) 4	N/A	4	N/A	N/A	N/A
E. COLFAX AVENUE- STREET FRONTAGE BUFFER 165 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1" TREE/NO. U.I.) 4	41	4	43	-	N/A
EAST NON-STREET FRONTAGE BUFFER 165 L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1" TREE/NO. U.I.) 35	199	53*	0*	-	51%
WEST NON-STREET FRONTAGE BUFFER 165 L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1" TREE/NO. U.I.) 18	90	18	90	-	100%
WEST NON-STREET FRONTAGE BUFFER 816 L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1" TREE/NO. U.I.) 20	102	31**	0***	-	71%
WEST NON-STREET FRONTAGE BUFFER 982 L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1" TREE/NO. U.I.) 25	123	38***	0****	-	66%
WEST SPECIAL LANDSCAPE FRONTAGE BUFFER 684 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1" TREE/NO. U.I.) 27	274	28†	284†	-	57%
TOTALS				133	806	172	441	-	

\* 18 TREES SUBSTITUTED FOR 18 SHRUBS.

\*\* 44 SHRUBS SUBSTITUTED FOR 44 TREES.

\*\*\* 11 TREES SUBSTITUTED FOR 11 SHRUBS.

\*\*\*\* 13 TREES SUBSTITUTED FOR 13 SHRUBS.

† 1 TREE SUBSTITUTED FOR 10 SHRUBS.

Coordinate with PROS. See comment on the landscape plan.

Please see tree deferment note on sheet 6

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## 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 Hackberry	Celtis occidentalis	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low	7	WR	Winnipeg Parks Shrub Rose	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low	
13	LC	Little Devil Ninebark	Physocarpus opulifolius 'Little Devil'	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low	13	LDN	Little Devil Ninebark	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low	
4	CSO	Crimson Spire Oak	Quercus alba x robur 'Crimson Spire'	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low	54	DKL	Dwarf Korean Lilac	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low	
4	KC	Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low	8	FS	Fragrant Sumac	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low	
ORNAMENTAL TREES													
11	SSC	Spring Snow Crabapple	Malus sp. 'Spring Snow'	2" cal.	Specimen quality, full crown, B&B, staked	Low	15	RS	Russian Sage	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low	
6	SPC	Sucker Punch Chokecherry	Prunus Sucker Punch	2" cal.	Specimen quality, full crown, B&B, staked	Low	77	TWS	Tall Western Sage	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low	
4	TM	Hot Wings Tatarian Maple	Acer tataricum 'Hot Wings'	6' ht.	Specimen quality, clump form, B&B, staked	Low	85	LMM	Littleleaf Mountain Mahogany	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low	
4	RH	Russian Hawthorn	Crataegus arbutifolia	2" cal.	Specimen quality, full crown, B&B, staked	Low	57	TGR	Tall Green Rabbitbrush	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low	
10	BC	Black Chokecherry	Prunus virginiana	6' ht.	Specimen quality, clump form, B&B, staked	Low	45	BBR	Baby Blue Rabbitbrush	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low	
EVERGREEN TREES													
61	AP	Austrian Pine	Pinus nigra	6' ht.	Specimen quality, full form, B&B, guyed	Low							
48	PP	Pinon Pine	Pinus cembroides edulis	6' ht.	Specimen quality, full form, B&B, guyed	Low							

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

Increase the font size. Match the table.

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

1. THE TURF SHALL BE ROTOTILLED TO A DEPTH OF 6" AND POST MATURE AT A RATE OF 4 CUBIC YARDS PER 1000 SQ. FEET. THIS PREPARATION SHALL BE COMPLETED INTO THE TOP 6" OF SOIL.

2. ALL NON-IRRIGATED UPLAND SEED MIX AREAS SHALL HAVE A SOILS TEST PERFORMED AS PER THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT URBAN STORM DRAINAGE CRITERIA MANUAL VOL. 2, CHAPTER 13, SECTIONS 3.4 AND 3.5, FOR SOIL AMENDMENT INFORMATION AND APPLICATION.

3. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH DARK GREEN STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING).

4. ALL MONUMENT SIGN SHRUB BEDS SHALL BE MULCHED WITH 2" WOOD BARK MULCH WITHOUT LANDSCAPE FABRIC.

5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-14.29, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

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

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

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

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

24. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON



Label and dimension the proposed utility easements.

Will Comply

Will Comply

The parking area has bee revised

This parking area layout does not match the other sheets in the plan set.

The Fire Lane Easement has been revised

This fire lane easement does no appear to match the easement shown on Sheet C2, C3, and C4 of this set of drawings for 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.

Due to the proximity of the Aurora Sports Park, please provide screening in accordance with requirements for Outdoor Storage (146-3.3.5.X). this can be accomplished with fencing and/or landscape material.

An agreement between POS and the owner concerning the screening and the screening will be deferred until future development.

Will Comply

Include the grading area. See the grading plan.

Will Comply

Show the trickle channel.

Will Comply

A non-street buffer is not required along here whether with this application or a future application since it will be part of the existing master plan.

Please see Special Landscape Buffer Chart on Sheet 5

Provide table showing that the requisite number of shrubs and trees are being proposed within the 25' special landscape buffer. 1 tree and 10 shrubs per 25 linear feet for industrial uses, 1 tree and 10 shrubs per 30 linear feet for all other uses.

Coordinate with the Parks Recreation and Open Space Department on the need for the Special Landscape Buffer. A deferral may be permitted until the development of the greater parcel occurs.

Pleasae see deferment note.

Call out the required 25' special landscape buffer adjacent to the sports park.

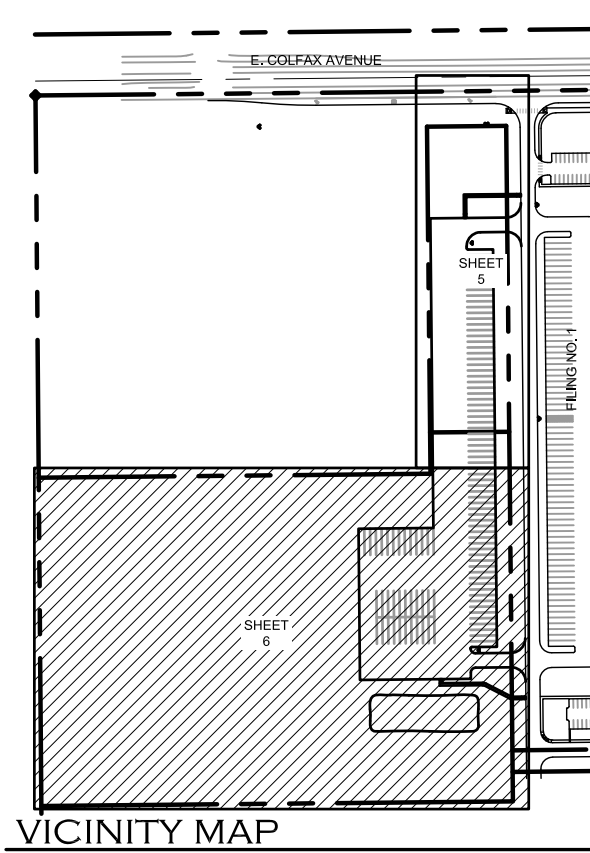
Is this area intended for a future building and associated parking??

If a future building and/or parking are envisioned for this area, then this buffer plant material should be included with that development and not with this application.

Will Comply

Label and dimension the proposed utility easement.

MATCHLINE  
SEE SHEET 5



VICINITY MAP

EXISTING TRAILER PARKING

TRAILER PARKING

DETENTION POND

LANDSCAPE LEGEND

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

GROUNDCOVER LEGEND:

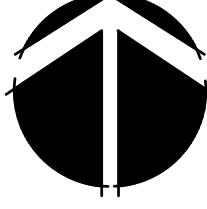
- COA NON-IRRIGATED SANDY TO CLAY LOAM SEED MIX
- COA NON-IRRIGATED DAMP OR LOW AREA SEED MIX
- SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

SITE LEGEND

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

REFER TO SHEET 5 FOR CITY LANDSCAPE REQUIREMENTS PLANT LIST AND NOTES

REFER TO SHEET 7 FOR LANDSCAPE DETAILS



SCALE: 1"=40'-0"

NOT FOR CONSTRUCTION

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STAFFORD TRAILER PARK  
LANDSCAPE PLAN

AURORA, CO

REMARKS  
DATE 02.14.2023  
PLANNING SUBMITTAL

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

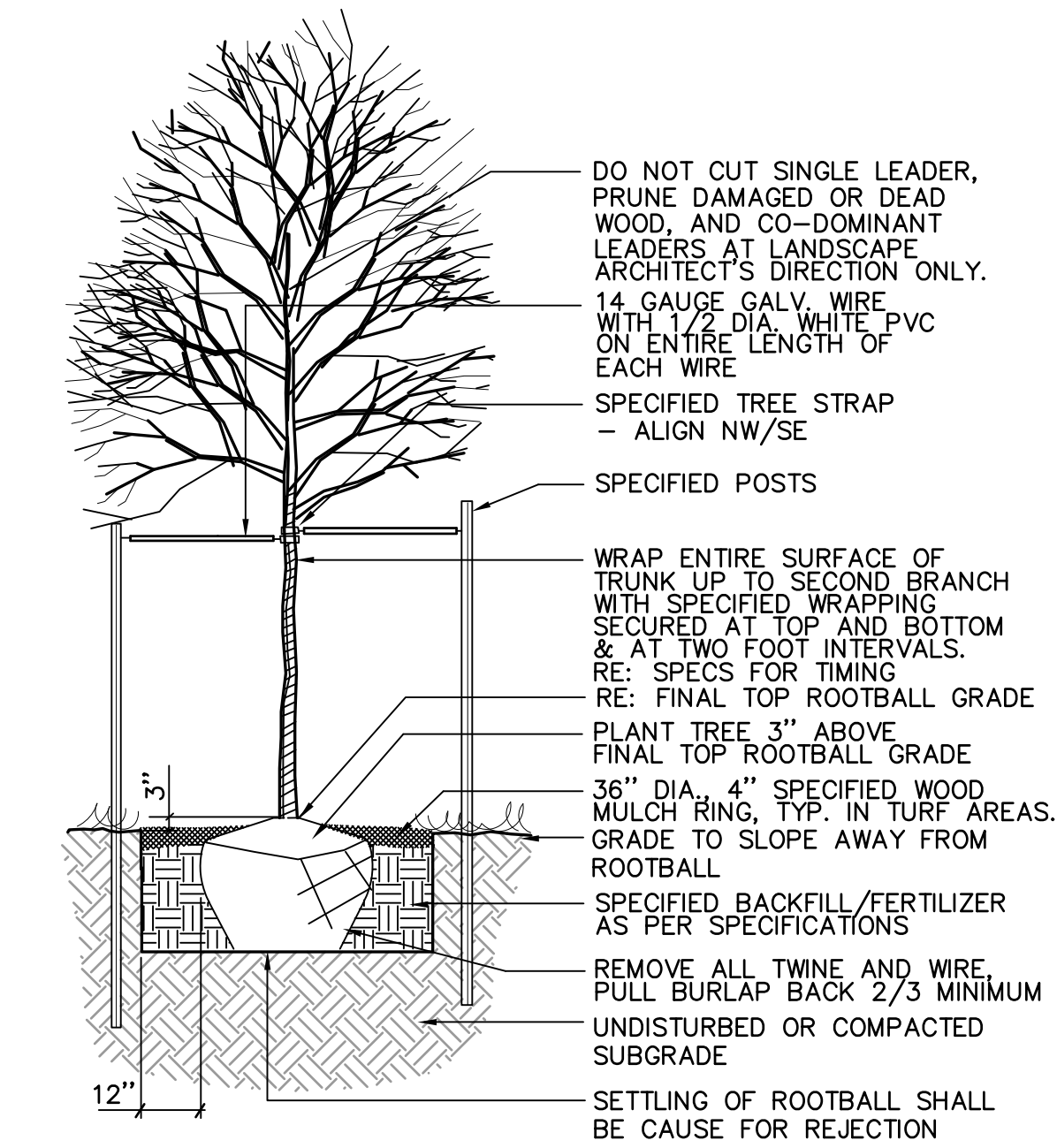
SHEET

6

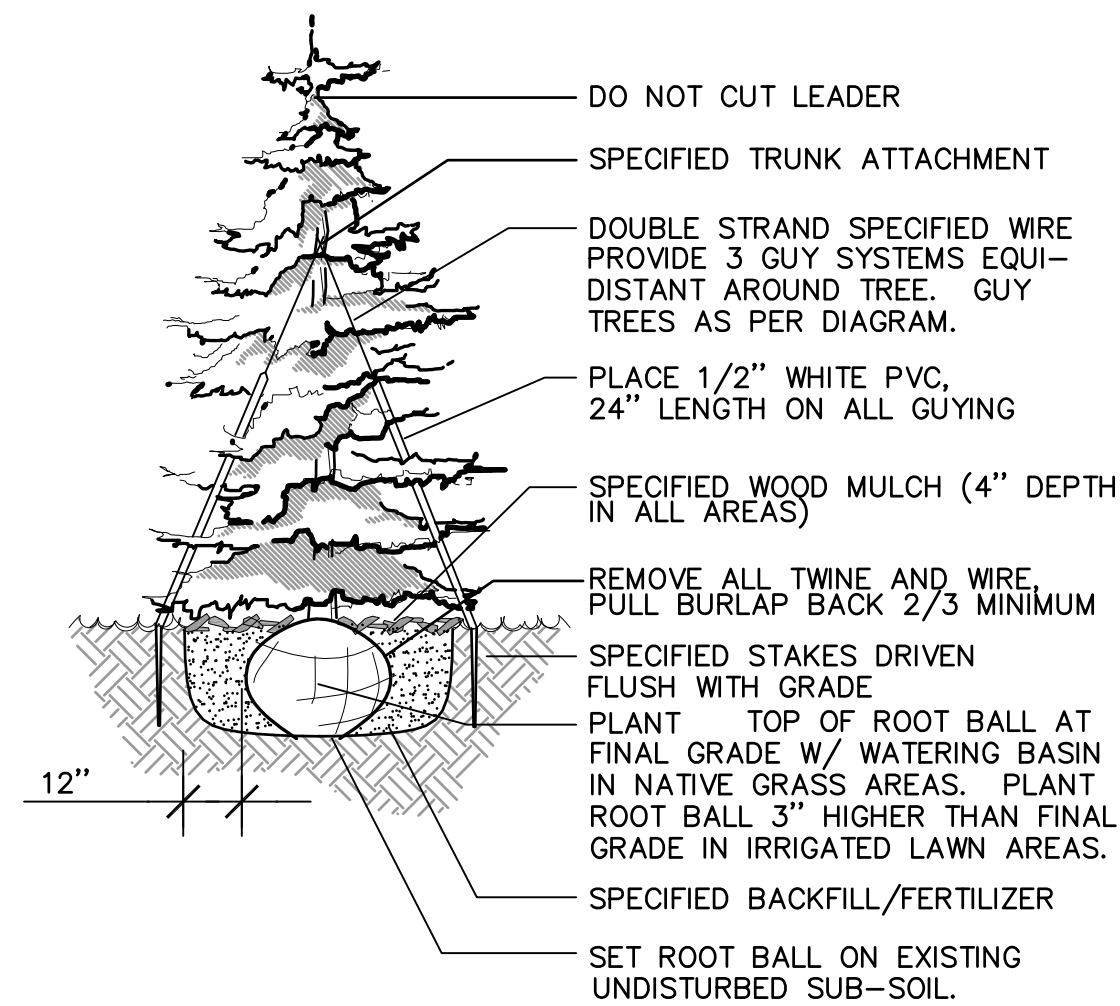
NOT FOR CONSTRUCTION



Add fencing details  
as necessary.

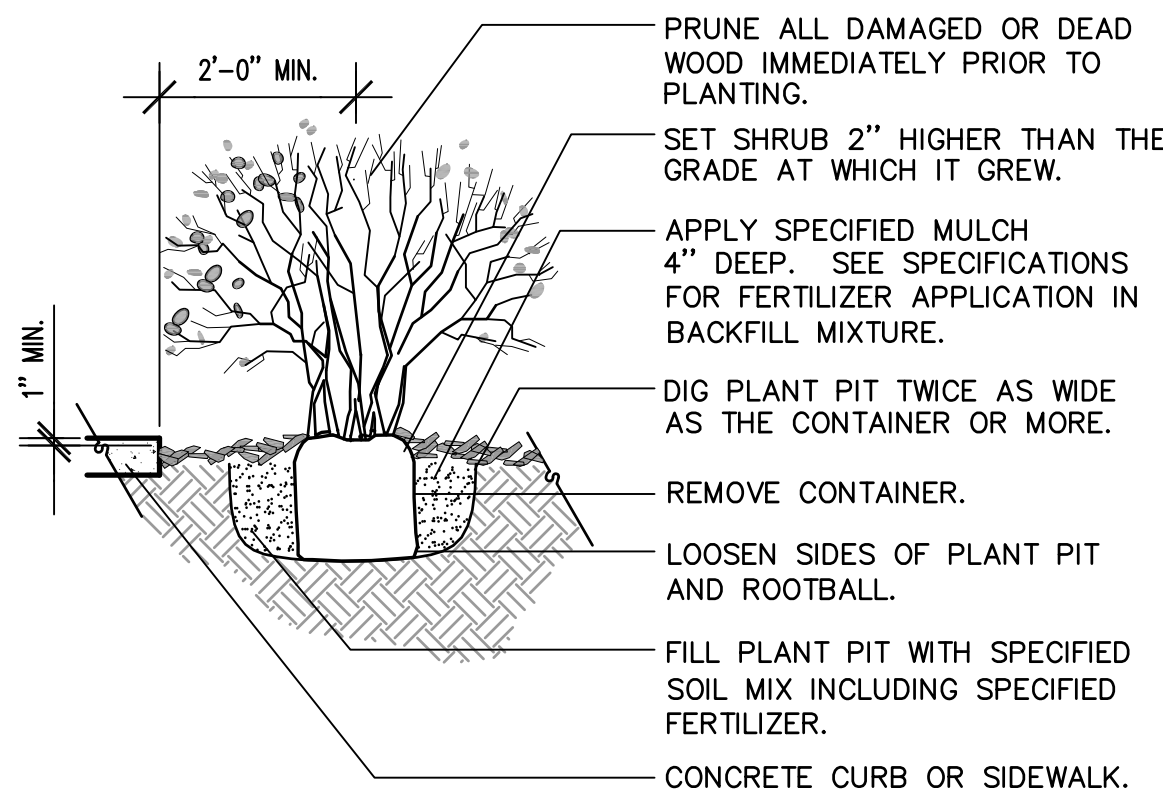


1 DECIDUOUS TREE PLANTING N.T.S.



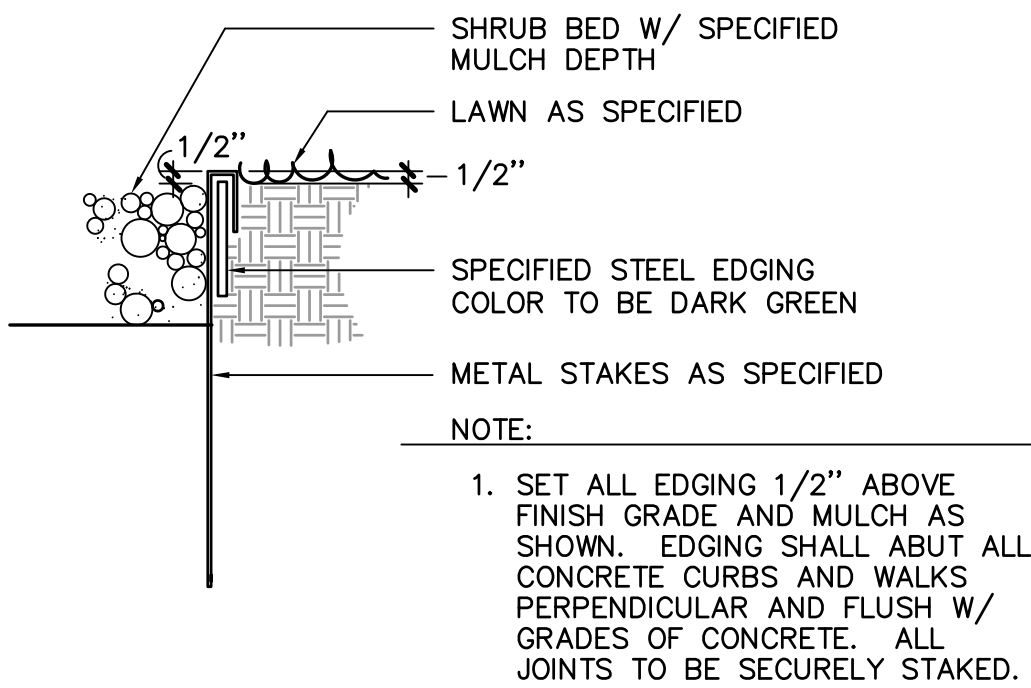
- NOTES:
1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
  2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2 EVERGREEN TREE PLANTING N.T.S.



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

3 SHRUB PLANTING DETAIL N.T.S.



4 STEEL EDGER DETAIL N.T.S.

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STAFFORD TRAILER PARK  
LANDSCAPE DETAILS

AURORA, CO

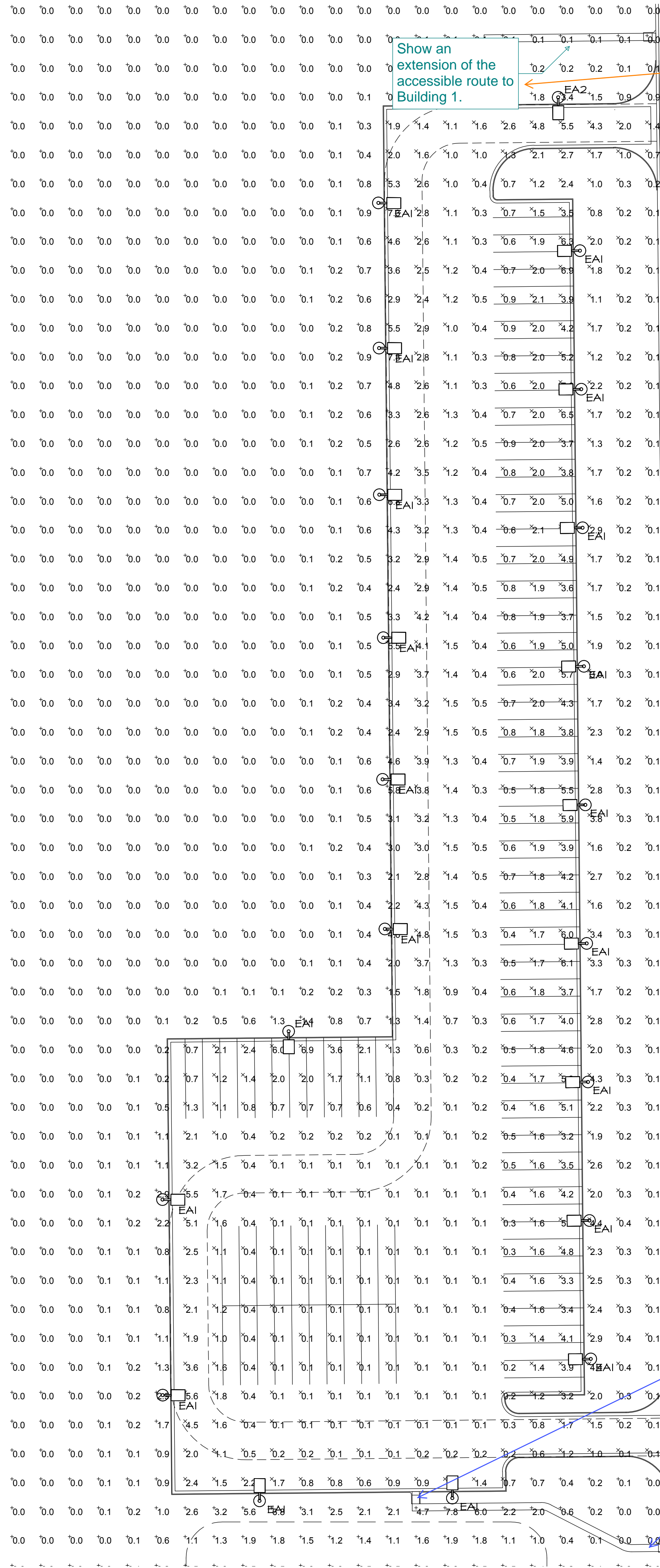
DATE	REMARKS
02.14.2023	PLANNING SUBMITTAL

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

SHEET  
7

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF MEURAN DESIGN GROUP AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH MEURAN DESIGN GROUP. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF MEURAN DESIGN GROUP PRIOR TO THE COMMENCEMENT OF ANY WORK.





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

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 therefore will not be labeled as noted and will not be illuminated to minimum of 1 footcandle.

- LIGHTING GENERAL NOTES**
- A. LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
  - B. CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.
  - C. ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING AND ADJACENT PROPERTIES ARE NOT INCLUDED.
  - D. ALL LIGHT FIXTURES ARE FULL-CUTOFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE. ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE.
  - E. ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK WITH PHOTOCELL TO ALLOW LIGHTS TO BE TURNED "ON" ONLY DURING NON-DAYLIGHT HOURS.
  - F. A STATEMENT OF CERTIFICATION WILL BE PROVIDED ADDRESSING ACCOUNTABILITY FOR THE CONTENT AND ACCURACY OF THE SUBMITTED LIGHTING PLAN AND THE INSTALLATION OF THE LIGHTS ACCORDING TO THE APPROVED LIGHTING PLAN. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE COMPLIANCE TO ALL STANDARDS IN EFFECT. (ORIG. 7-23-02; RELOC. 12-13-16).

**LIGHTING FIXTURES LEGEND**

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

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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 therefore 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.

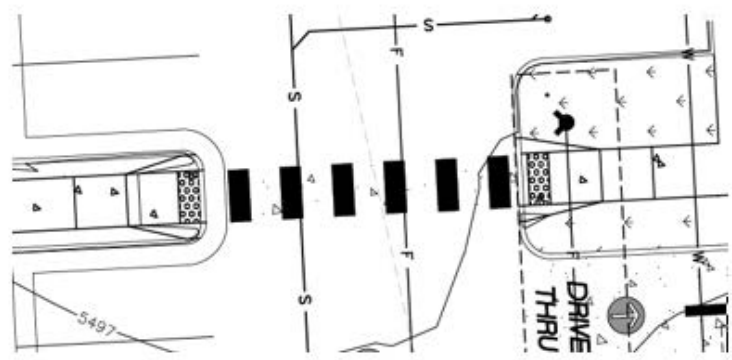
If this is designated an Accessible Route, delineate with a heavy dashed line and ensure the route is illuminated per the graphic provided.

AE Design Response: This walk is not to be designated as an accessible route and therefore 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 therefore 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.



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FOR AND ON BEHALF  
OF WARE MALCOMB

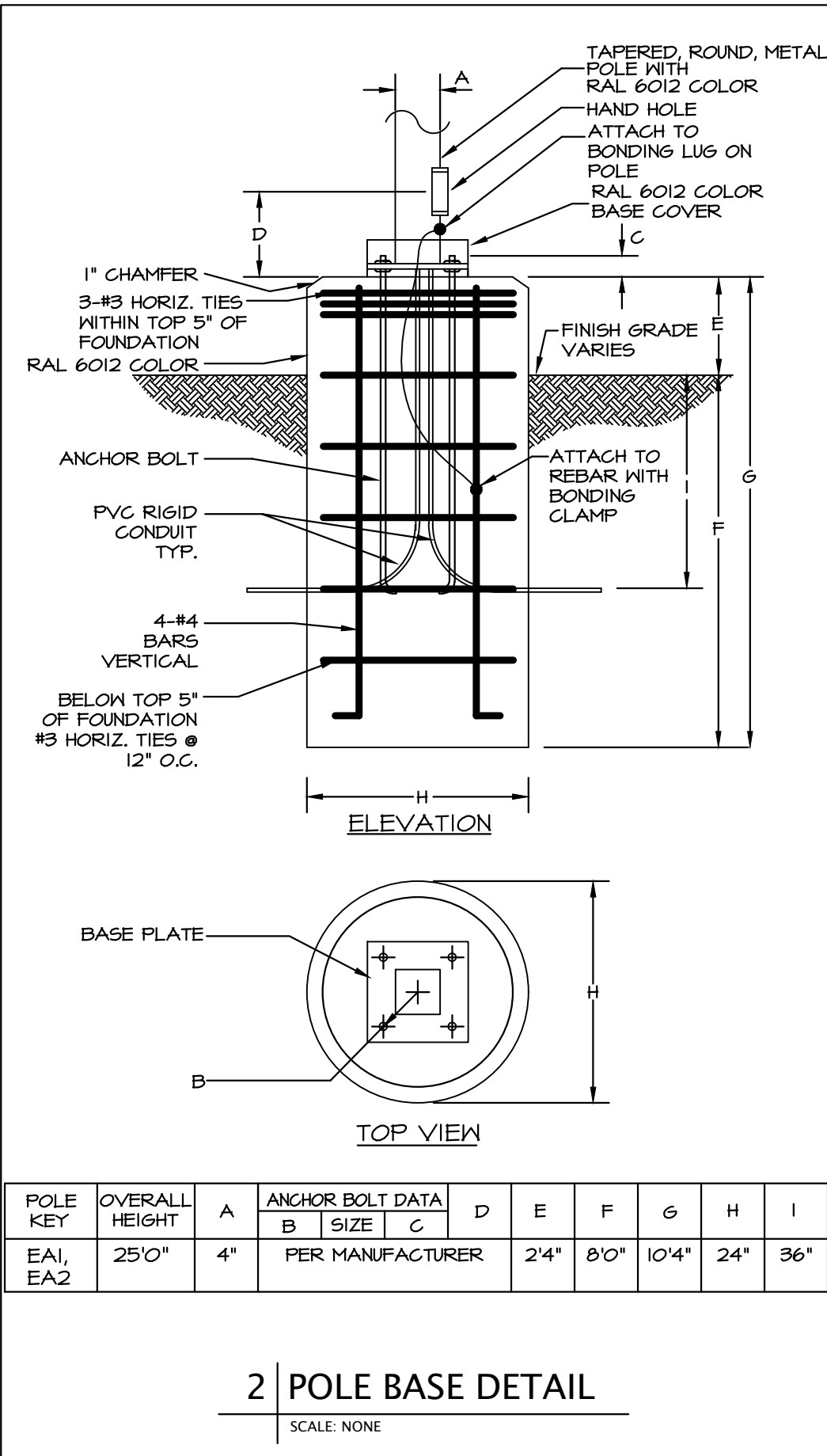
**STAFFORD TRAILER YARD**  
PHOTOMETRIC SITE PLAN

AURORA, CO

NO.	DATE	REMARKS

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






LIGHTING FIXTURE SCHEDULE												
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE			MAX WATTS	LUMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING INFORMATION
					QTY	WATT	TYPE					
EA1	AREA LIGHT POLE WITH SINGLE HEAD, TYPE 4 DISTRIBUTION, BACKSIDE CUTOFF SHIELD	VISIONAIRE	VMX-II-T4-BOLC-10-4K-UNV-AM-BZ-CLS	120/277	1	212	LED	4000/70	212	24291	NONE	DARK BRONZE POLE 25'-0" OFH
EA2	AREA LIGHT POLE WITH SINGLE HEAD, TYPE 3 DISTRIBUTION, BACKSIDE CUTOFF SHIELD	VISIONAIRE	VMX-II-T3-BOLC-10-4K-UNV-AM-BZ-CLS	120/277	1	212	LED	4000/70	212	30213	NONE	DARK BRONZE POLE 25'-0" OFH
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), RFD - MALL FIXTURE DEPTH												
GENERAL NOTES:												
A. ALL LED LAMPS AND/OR FIXTURES SHALL BE 4000K COLOR TEMPERATURE AND A MINIMUM OF 70CRI, UON.												
B. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.												
C. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.												
D. ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EG SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRIGINS.												
E. EG SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.												
F. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C, AND RATED FOR OUTDOOR USE.												
G. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIME CLOCK WITH AUTOMATIC ON 30 MINUTES PRIOR TO SUNSET, AUTOMATIC OFF 30 MINUTES AFTER SUNRISE. POLE MOUNTED LIGHTING FIXTURES IN PARKING AREAS 50 FT OR GREATER FROM THE BUILDINGS SHALL BE TURNED OFF 1 HOUR AFTER END OF NORMAL BUSINESS HOURS AT NIGHT AND SHALL BE TURNED ON 1 HOUR BEFORE NORMAL BUSINESS HOURS IN THE MORNING.												
SPECIFIC NOTES:												
1.												

Control Number: AREA-VMX-II-08\_19\_2022

### VMX-II LED Specifications



Universal Arm Mount (UAM) Version Shown.

Project Name:

Catalog Number:

Type:

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

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

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

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

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

#### Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VMX-II	T1 Type 1	48LC	3 350mA	3K 3000K	UNV 120-277V	AM Arm Mount	BZ Bronze	PCR-120 Motion Sensor 8' Mounting Height	WSC-8 Motion Sensor 8' Mounting Height	UPMA-S Universal Arm Mount Adapter
	T2 Type 2	64LC	5 500mA	4K 4000K	8 307V	SAM Shoulder Arm Mount w/ Terminal Block Reinforced Construction	BK Black	PCR-240 Motion Sensor 24' Mounting Height	PCR-277 Motion Sensor 27' Mounting Height	UPMA-R Universal Arm Mount Adapter
	T3 Type 3	80LC	7 700mA	5K 5000K	5 480V	SBK Smooth Black	WH White	PCR-480 Motion Sensor 48' Mounting Height	WSC-40 Motion Sensor 40' Mounting Height	BAWP Basketball Plate
	T4 Type 4	96LC	10 1000mA *Not Available in BZ/CL			UAM Universal Arm/ Terminal Block Mount (Photo)	SWH Smooth White	PER 7' Pin Mounting Height 10' Pin Mounting Height 12' Pin Mounting Height	ROT-R Right Side Mounting Bracket	ROT-L Left Side Mounting Bracket
	T4A Type 4 Adjustable					MAF Mast Arm Fitter Knurled Mount	GP Graphite	DM Downlight Mounting Bracket	UMAP Universal Mast Arm Fitter	CLS Backside cutoff shield with 10' Pin Mounting Bracket
	T5 Type 5					GY Grey	SL Silver Metallic	RPP-3" Egg Crisp Lower Shield	ECLS Egg Crisp Adjustable Lower Light Shield	RCLS Right Side cutoff shield with 10' Pin Mounting Bracket
	T5W Type 5 Wide					AWM Adjustable Wall Mount	CC Custom Color	RPP-4" Egg Crisp Adjustable Lower Light Shield	ADJLS Adjustable Lower Light Shield	LCLS Left Side cutoff shield with 10' Pin Mounting Bracket
	T5WR Type 5 Wide Round					*Round Pole Plate Adapters (RPP) are to be ordered separately.	VWC Viscous Control Factory	BD Beam Dome Shield	HS House Shield	

VISIONAIRE LIGHTING

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