

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. GROSSWALKS 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 UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
18. STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS PER SECTION 4-10. STREET LIGHTS ALONG PUBLIC RIGHT-OF-WAYS SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED.
19. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
20. THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
21. THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
22. INDUSTRIAL FACILITIES ARE REQUIRED TO CONTACT METRO WASTEWATER RECLAMATION DISTRICT (303-286-3000) REGARDING INDUSTRIAL WASTE DISCHARGES TO THE SANITARY SEWER TO DETERMINE WASTEWATER PRETREATMENT REQUIREMENTS.
23. APPLICANT/OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 13TH AVENUE & PICADILLY ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
24. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
25. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
26. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND 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 UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
28. PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
29. BOTH ACCESS POINTS 1.) E. 56TH AVE. AND 2.) HARVEST RD. WILL BE COMPLETE BY THE TIME OF C.O.
30. FUTURE EXTENSION OF E. 52ND AVE. AND THE SOUTH SIDE WALK ADJACENT TO E. 52ND AVE. TO BE DESIGNED AND CONSTRUCTED WITH ADJACENT SITE PLANS.
31. MEDIAN IN HARVEST RD. ADJACENT TO THIS DEVELOPMENT TO BE CONSTRUCTED WITH THIS PHASE.
32. MEDIAN IN 56TH AVE. AND TWO LANES SOUTH OF MEDIAN HAVE BEEN CONSTRUCTED BY THE PORTEOS DEVELOPMENT. ALL IMPROVEMENTS SOUTH OF AFOREMENTIONED IMPROVEMENTS TO BE CONSTRUCTED AS PART THIS PROJECT.

PARKS, RECREATION & OPEN SPACE

- PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
- MAINTENANCE NOTES
1. THE METRO DISTRICT SHALL MAINTAIN THE MEDIANS FOR A 3-YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA, PARKS, RECREATION & OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE. THE MEDIANS WILL BE IRRIGATED BY WATER TRUCK FOR THREE (3) YEARS FOR ESTABLISHMENT.
 2. PARKS, RECREATION & OPEN SPACE STANDARD MEDIAN NOTES
PLANTS WITHIN THE MEDIANS WILL BE INSTPECTED BY PROS STAFF UP TO THREE TIMES DURING THE GROWING SEASON (APRIL 1 - OCTOBER 1) TO IDENTIFY PLANTS THAT ARE DEAD OR DYING. CONTRACTOR SHALL REPLACE ALL DEAD AND DYING PLANTS WITHIN 3 WEEKS OF INSPECTION. NO PLANT REPLACEMENT SHALL BE MADE BETWEEN JULY 1 AND SEPTEMBER 1. CONTRACTOR SHALL REPLACE DEAD AND DYING PLANTS WITH ORIGINAL SPECIES UNLESS OTHERWISE REQUIRED BY PROS. SPECIES SHALL BE SIMILAR IN CONTAINER SIZE TO SPECIES ORIGINALLY PLANTED. TRUCK IRRIGATED SEED MIXES SHOULD BE DRILL SEEDED AND CURLEX I EROSION BLANKET TO BE INSTALLED.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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

FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

AURORA, COLORADO

GENERAL NOTES

REMARKS

DATE

NO.

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET

C1.1

Sheet

2

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CIVIL ENGINEERING & SURVEYING

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
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SITE PLAN

AURORA, COLORADO

OVERALL SITE PLAN

REMARKS

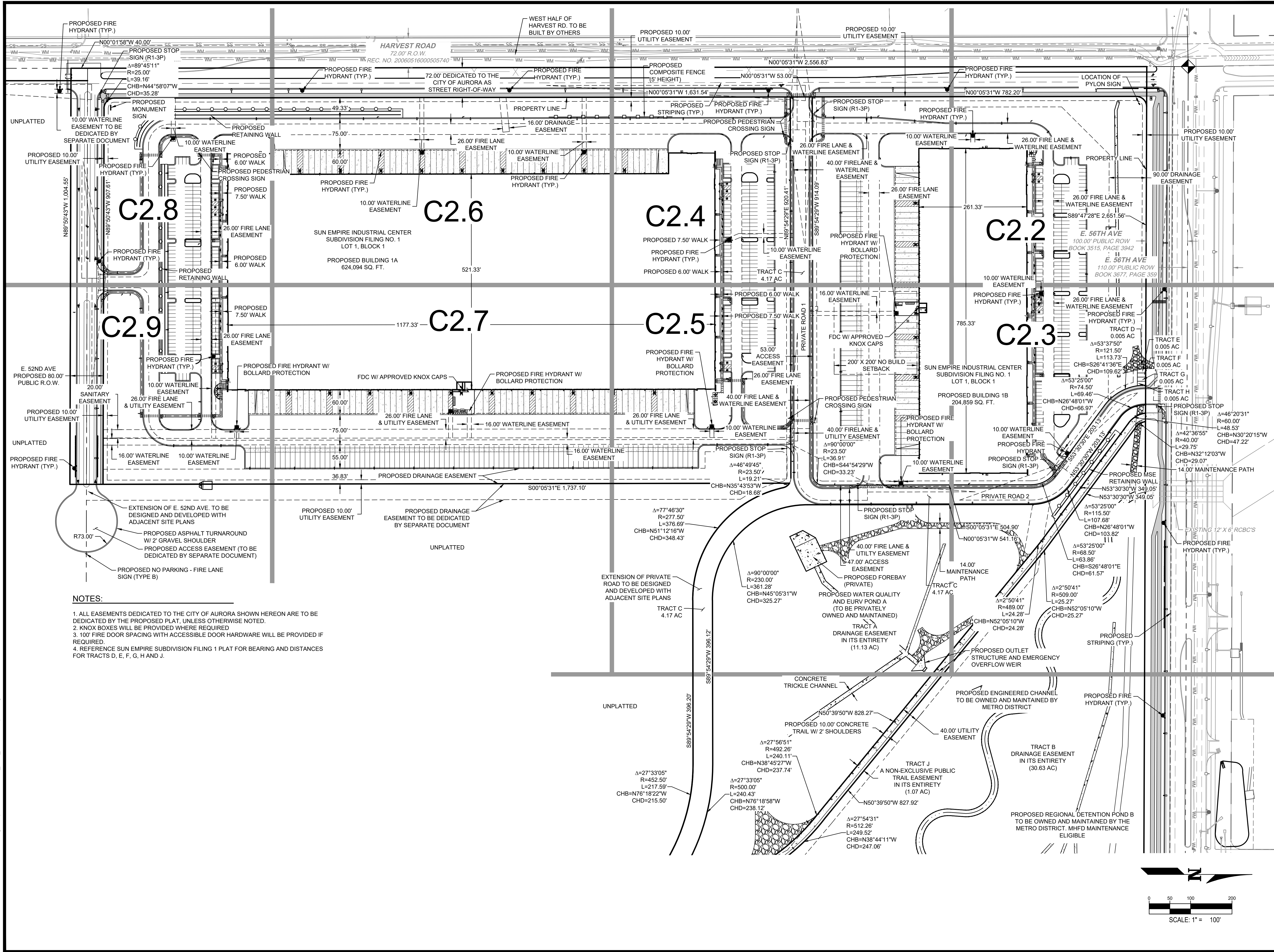
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PA / PM: TS
DESIGNED: JC
DATE: 03/11/2022
PLOT DATE: 03/10/2023

SHEET

C2.0

Sheet 3

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CIVIL ENGINEERING & SURVEYING

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

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SITE PLAN
AURORA, COLORADO
OVERALL SITE PLAN

REMARKS

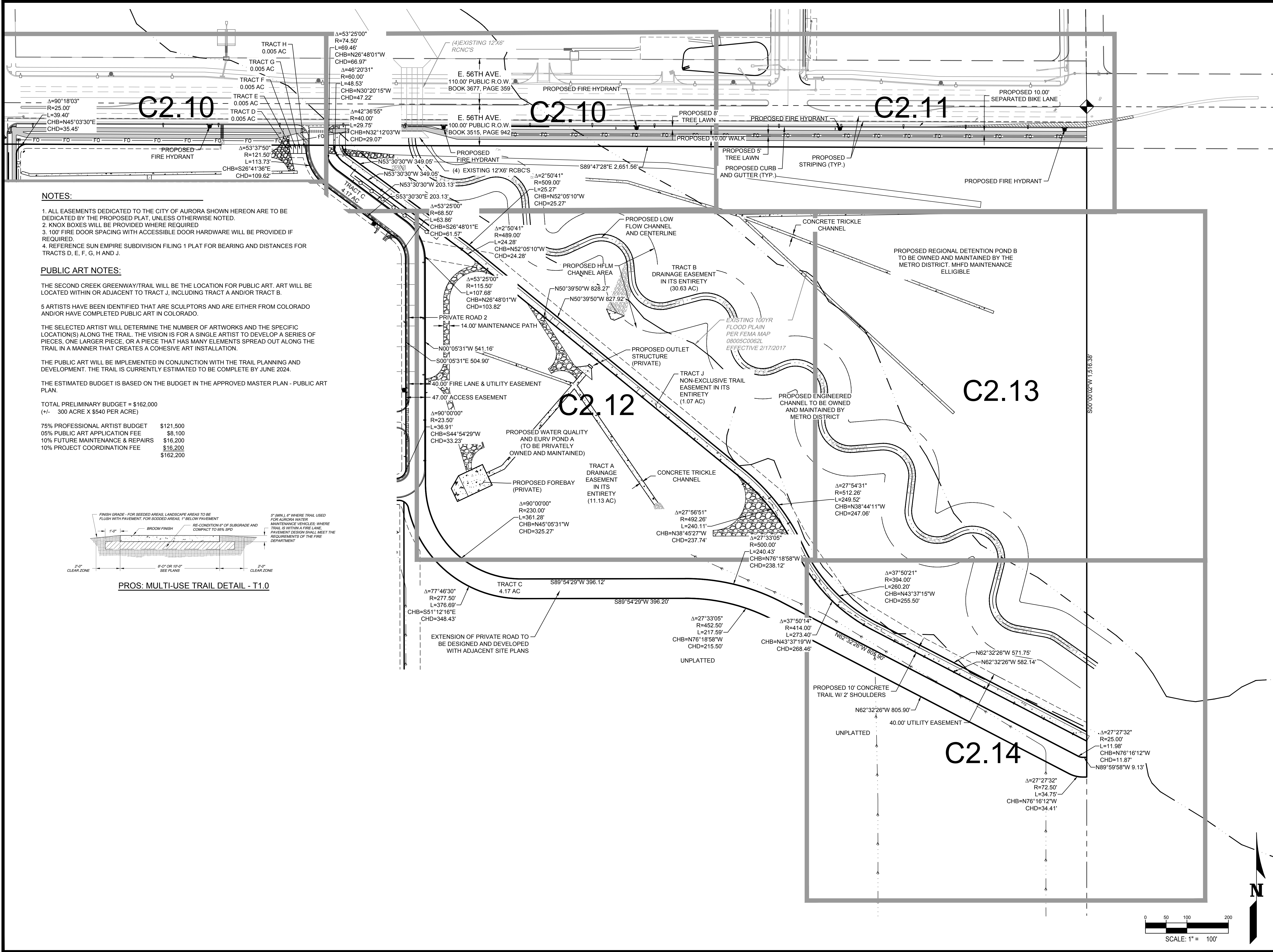
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PA / PM: TS
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PLOT DATE: 03/10/2023

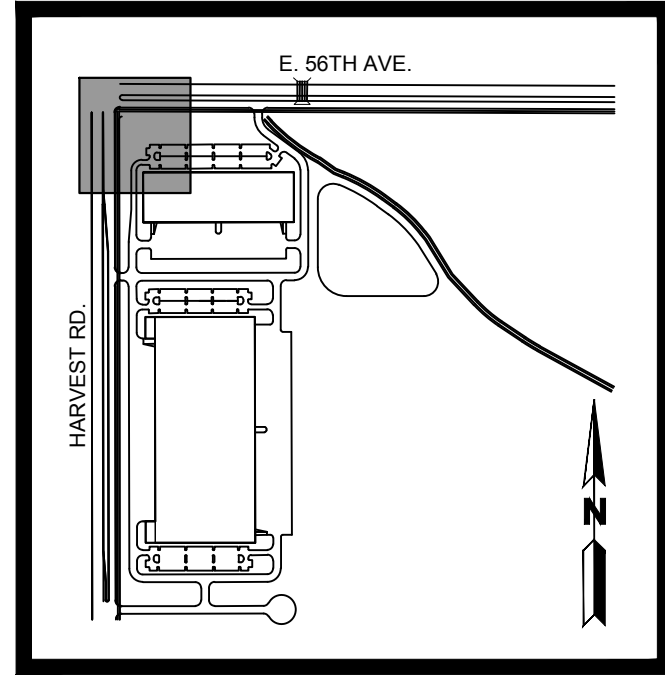
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C2.1

Sheet 4

NOT FOR CONSTRUCTION





KEYMAP
1" = 1000'

LEGEND:

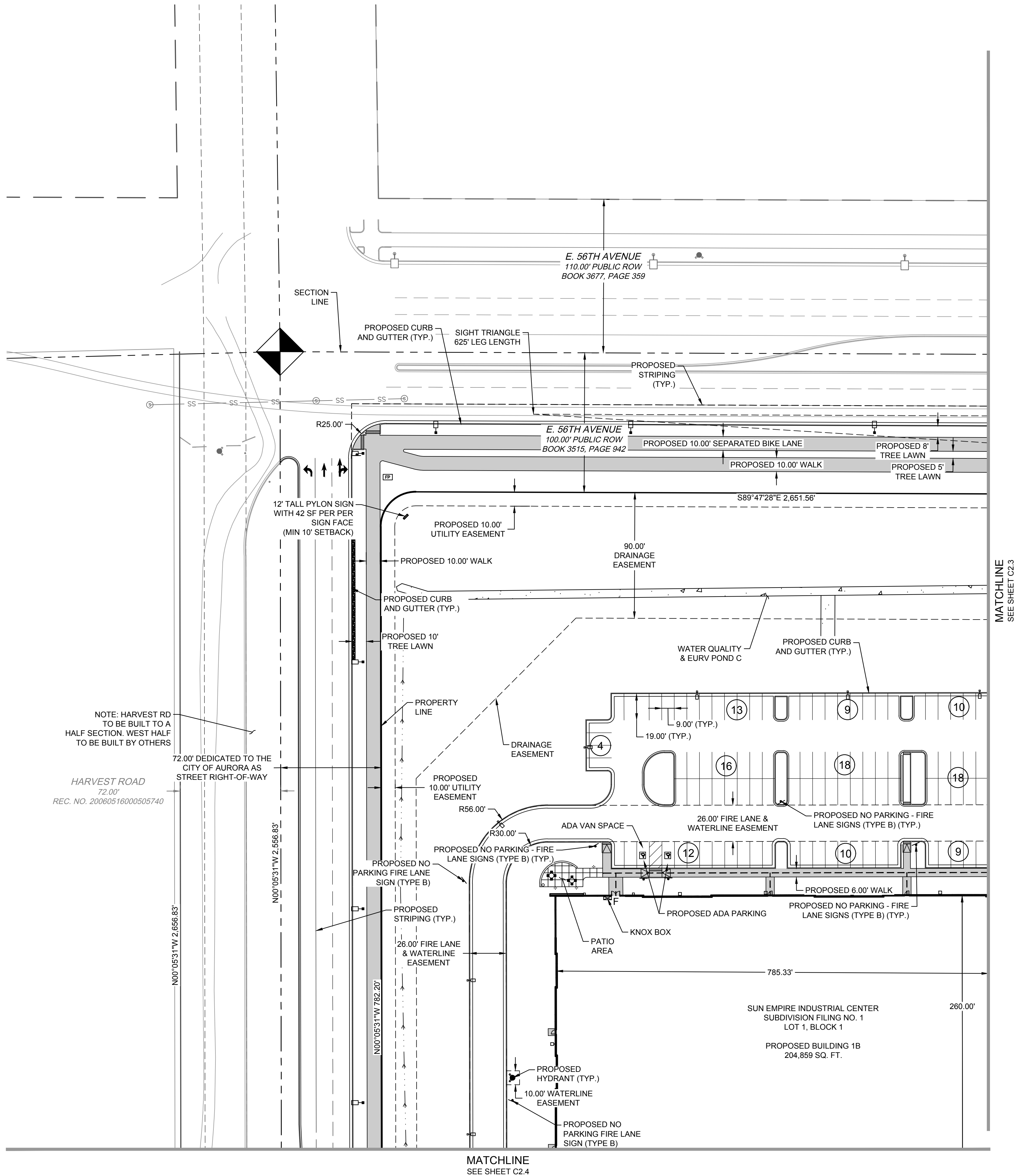
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- PARKING COUNT
- PROPOSED FDC W/ APPROVED KNOX CAPS
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED KNOX BOX
- FIRE ACCESS DOOR
- PROPOSED CURB RAMP
- PROPOSED FENCE

NOTES:

- ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
- KNOX BOXES WILL BE PROVIDED WHERE REQUIRED.
- ALL FIRE ACCESS DOORS WILL PROVIDE A MASTER KEYED LOCKING DEVICE TO ALLOW FIRE DEPARTMENT ENTRY. A MASTER KEY TO ACCESS EACH FIRE DOOR WILL BE LOCATED IN EACH KNOX BOX REQUIRED FOR THE STRUCTURE.
- REFERENCE SUN EMPIRE SUBDIVISION FILING 1 PLAT FOR BEARING AND DISTANCES FOR TRACTS D, E, F, G, H, AND J.
- ALL STORM INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.



SCALE: 1" = 40'



NOTE: HARVEST RD
TO BE BUILT TO A
HALF SECTION. WEST HALF
TO BE BUILT BY OTHERS

HARVEST ROAD
72.00'
REC. NO. 20060516000505740

72.00' DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY

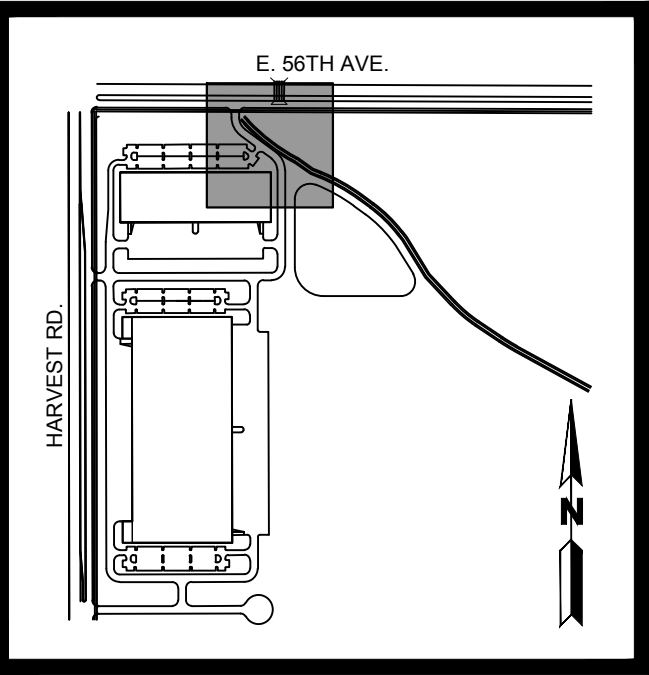
MATCHLINE
SEE SHEET C2.4

MATCHLINE
SEE SHEET C2.3

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

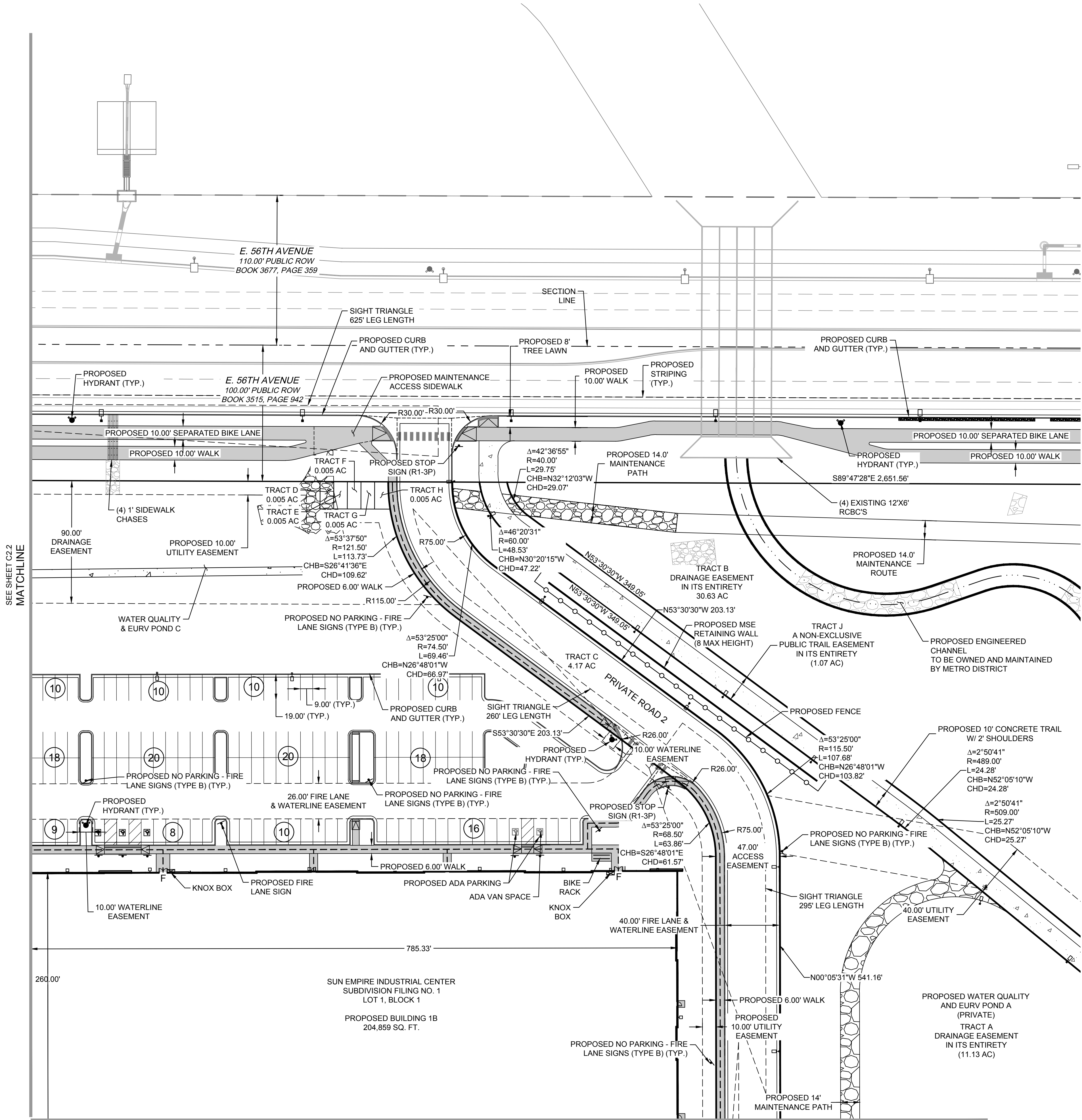
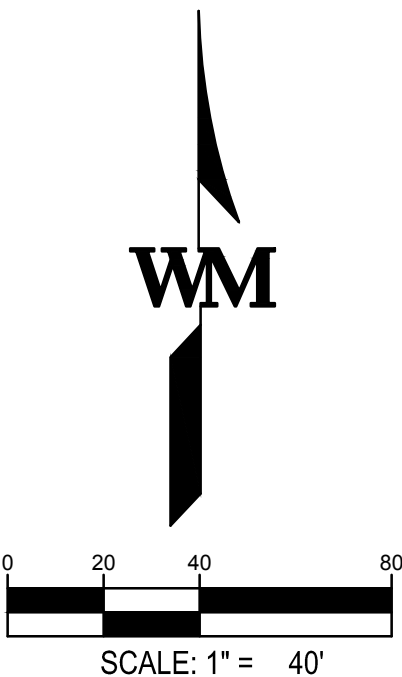
SHEET	C2.3
Sheet	6



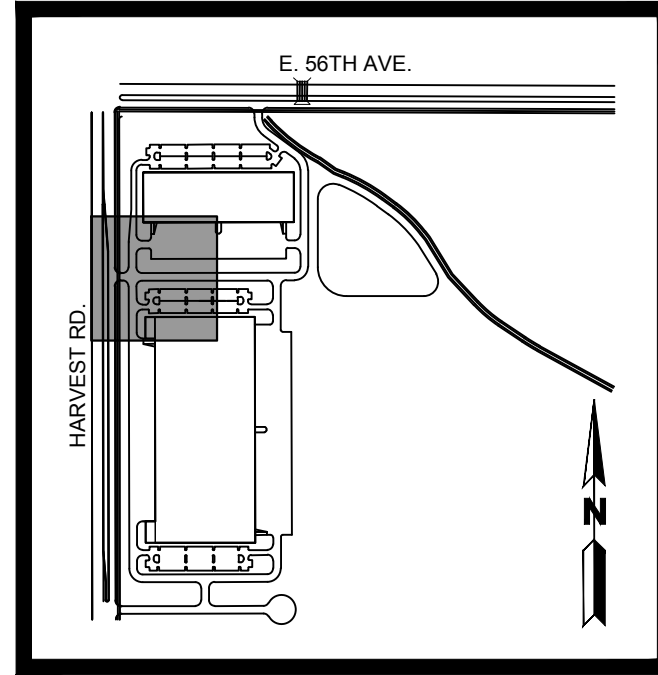
KEYMAP
1" = 1000'

- LEGEND:
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE WALK
 - EXISTING EASEMENT
 - PROPOSED UTILITY EASEMENT
 - PROPOSED FIRE LANE EASEMENT
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 - PARKING COUNT
 - PROPOSED FDC W/ APPROVED KNOX CAPS
 - FIRE HYDRANT W/ BOLLARD PROTECTION
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MATCHLINE
SEE SHEET C2.5



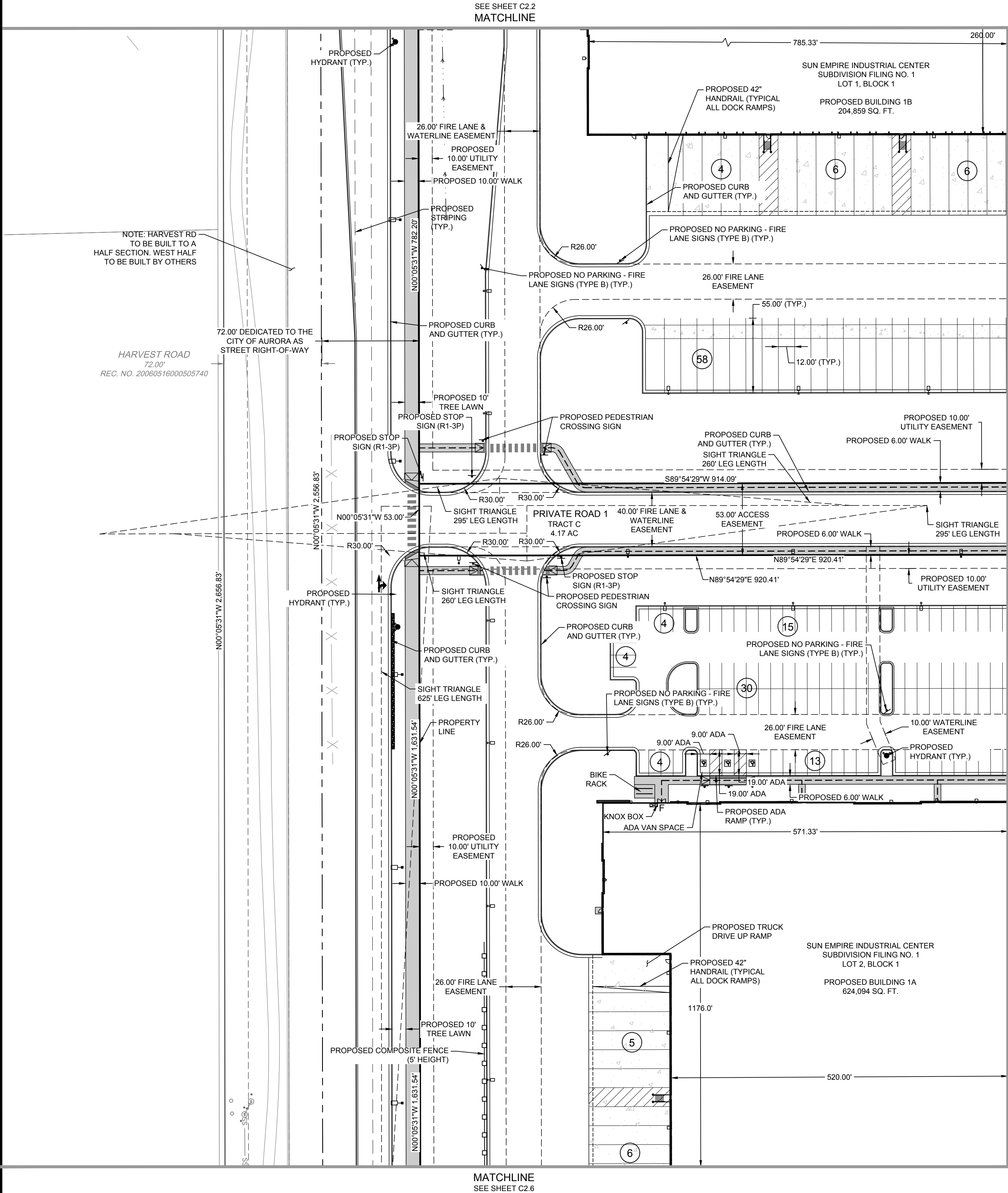
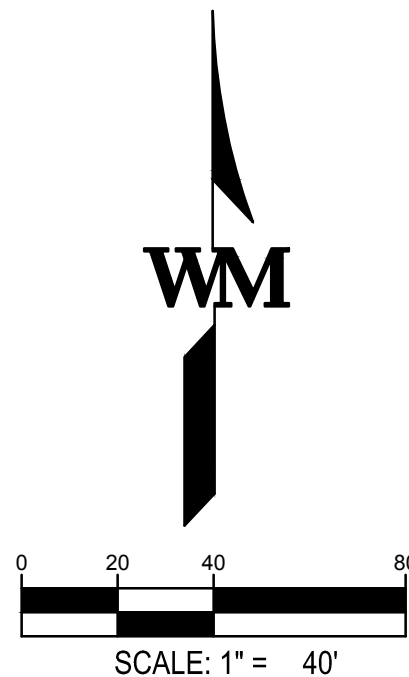
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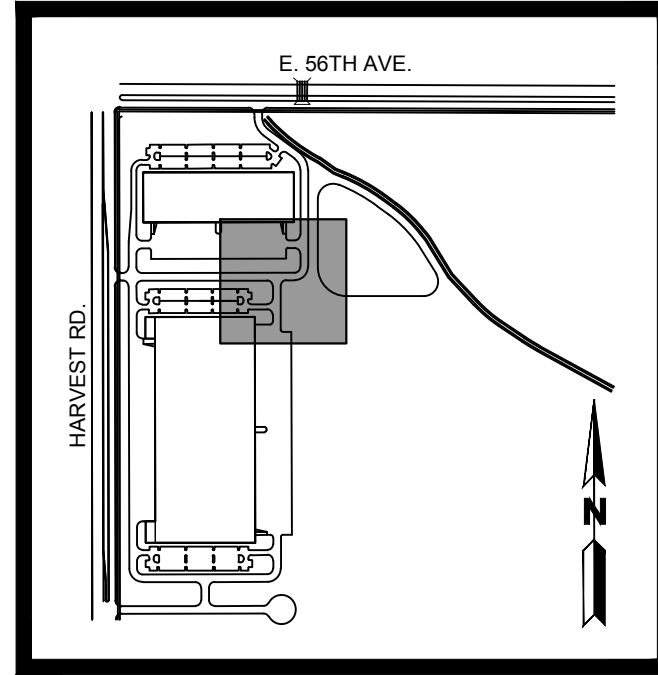
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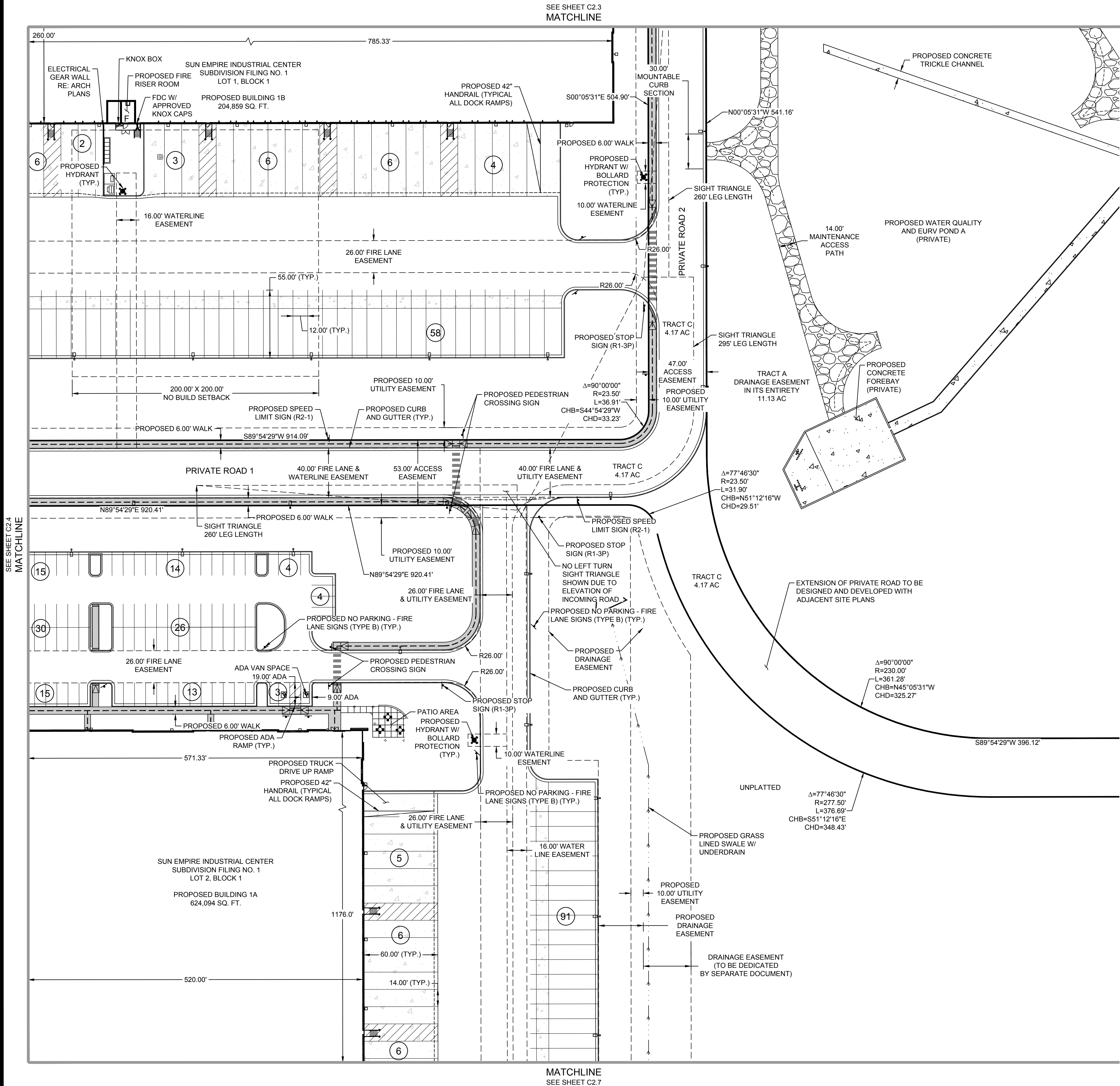
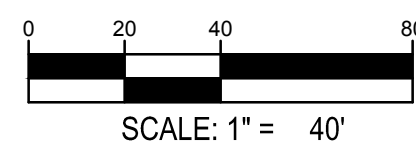
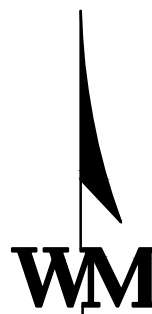
KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- PARKING COUNT
- PROPOSED FDC W/ APPROVED KNOX CAPS
- FIRE HYDRANT W/ BOLLARD PROTECTION
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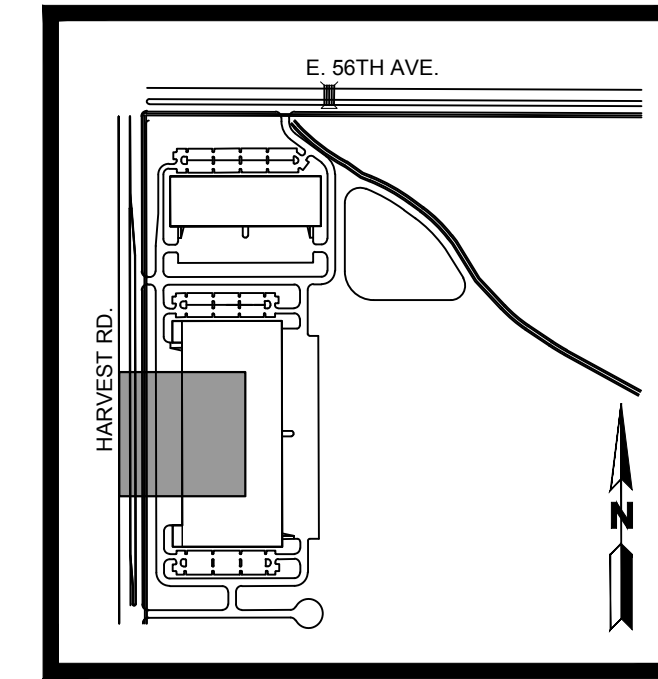
SEE SHEET C2.4
MATCHLINE

SEE SHEET C2.3
MATCHLINE

MATCHLINE
SEE SHEET C2.7





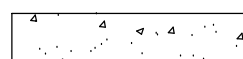


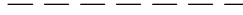












[illegible]

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023



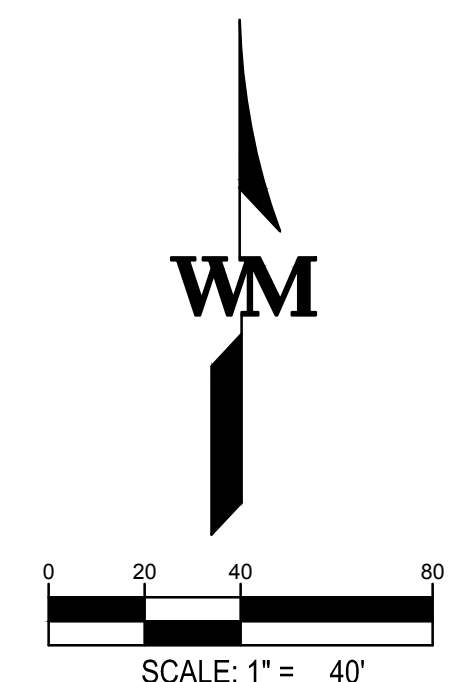
KEYMAP
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LEGEND:

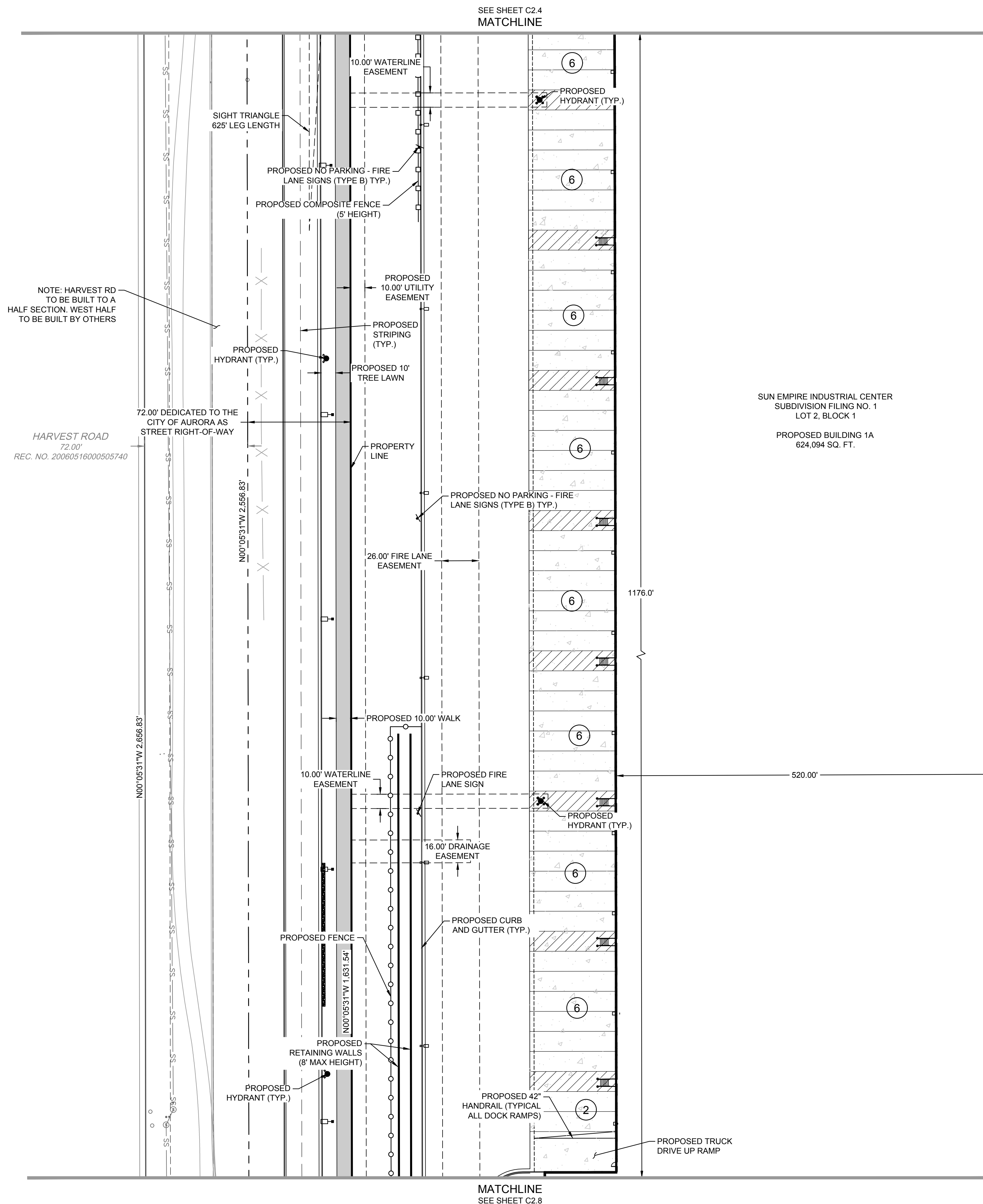
- | | |
|---|---------------------------------------|
|  | PROPERTY LINE |
|  | EXISTING RIGHT-OF-WAY LINE |
|  | EXISTING CURB & GUTTER |
|  | PROPOSED CURB & GUTTER |
|  | PROPOSED CONCRETE |
|  | PROPOSED ASPHALT |
|  | PROPOSED CONCRETE WALK |
|  | EXISTING EASEMENT |
|  | PROPOSED UTILITY EASEMENT |
|  | PROPOSED FIRE LANE EASEMENT |
|  | ICC ACCESSIBLE ROUTE |
|  | PARKING COUNT |
|  | PROPOSED FDC W/
APPROVED KNOX CAPS |
|  | FIRE HYDRANT W/
BOLLARD PROTECTION |
|  | FIRE HYDRANT |
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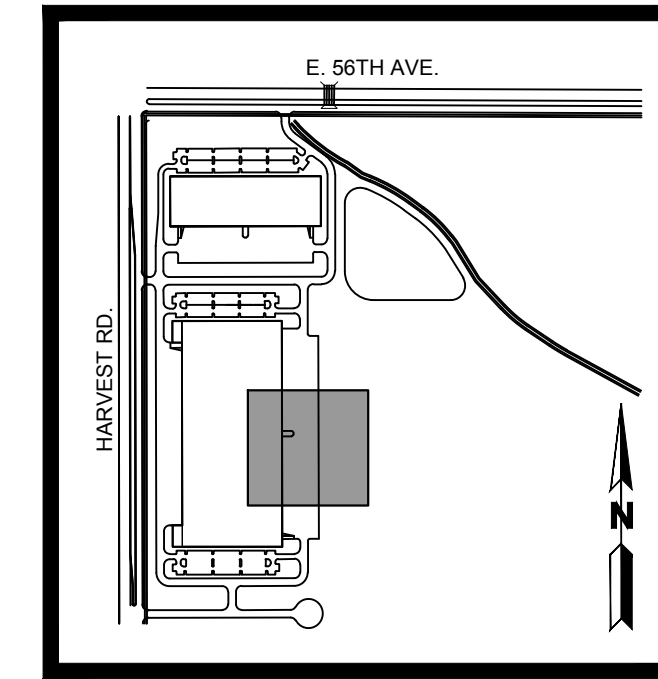


SUN EMPIRE INDUSTRIAL 2022-6022-00







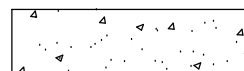
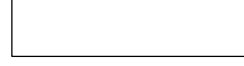













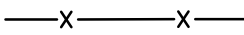
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JOB NO.:	DCS21-4030
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DESIGNED:	JC
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PLOT DATE:	03/10/2023



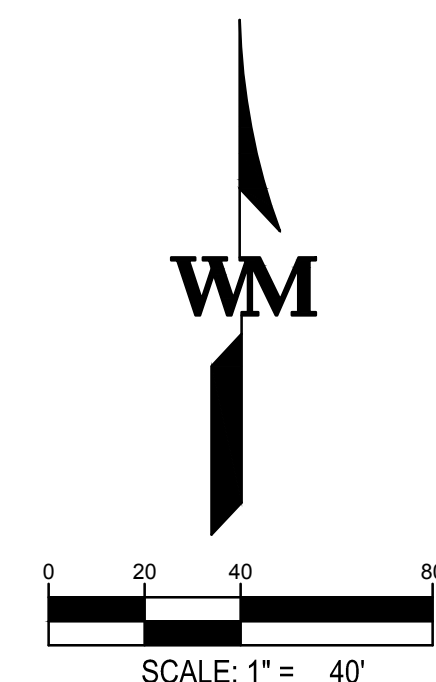
KEYMAP
1" = 1000'

LEGEND:

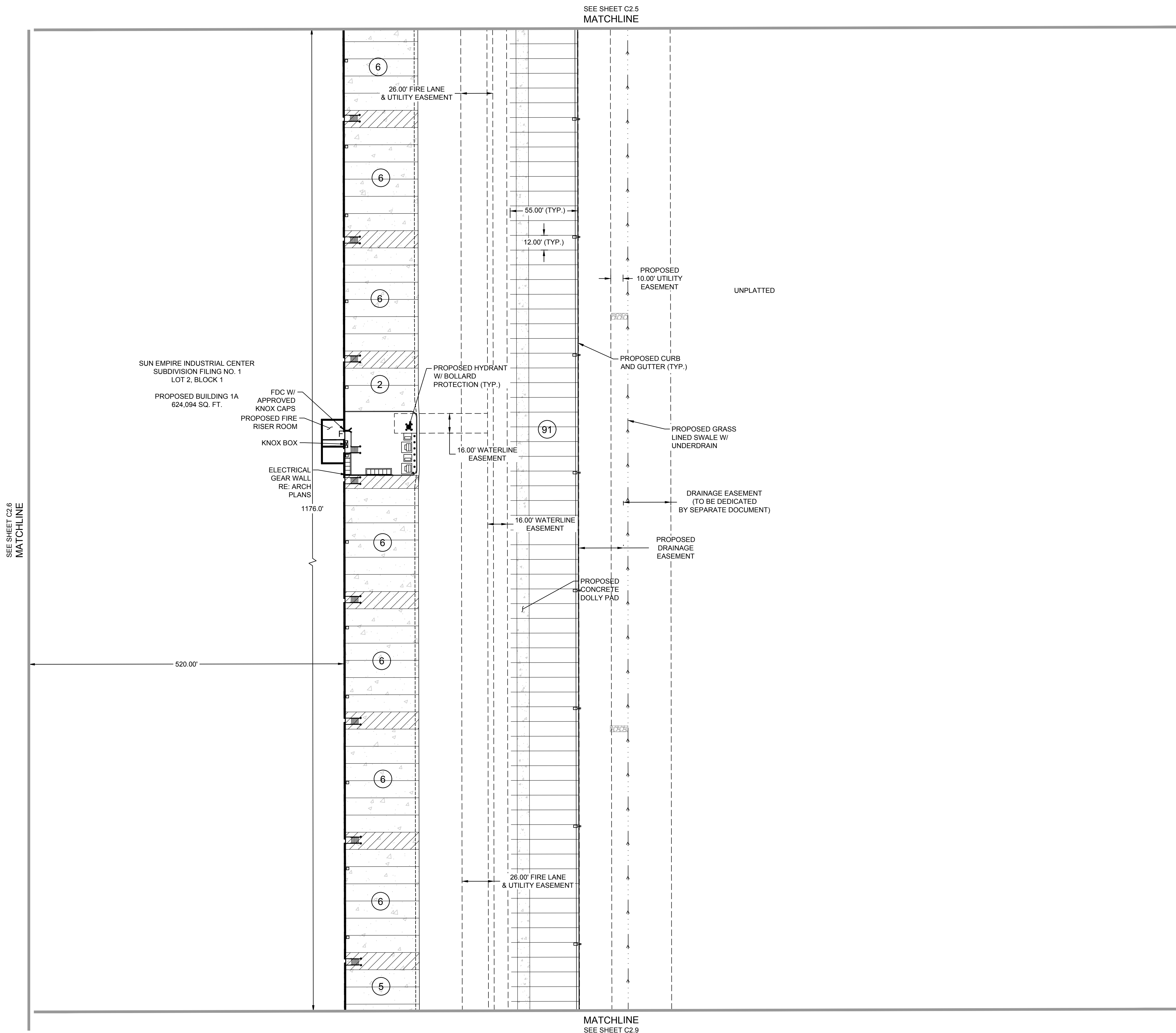
- | | |
|---|---------------------------------------|
|  | PROPERTY LINE |
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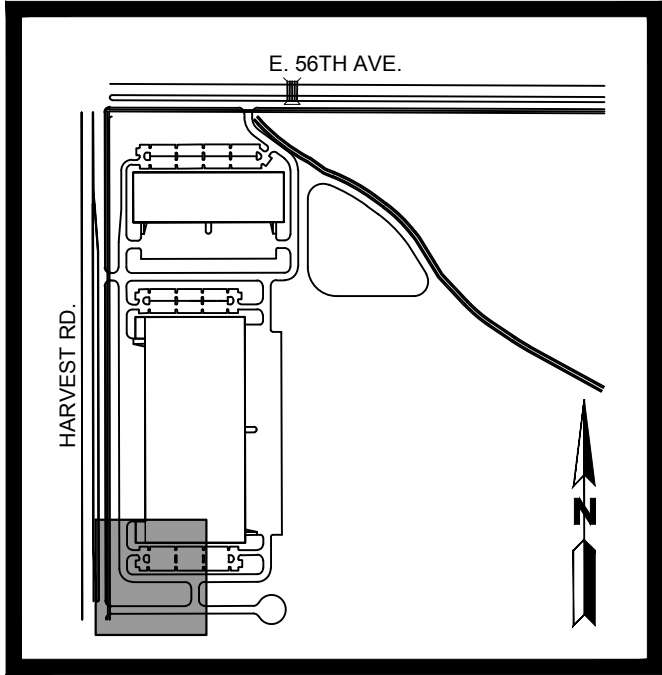
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SUN EMPIRE INDUSTRIAL 2022-6022-00





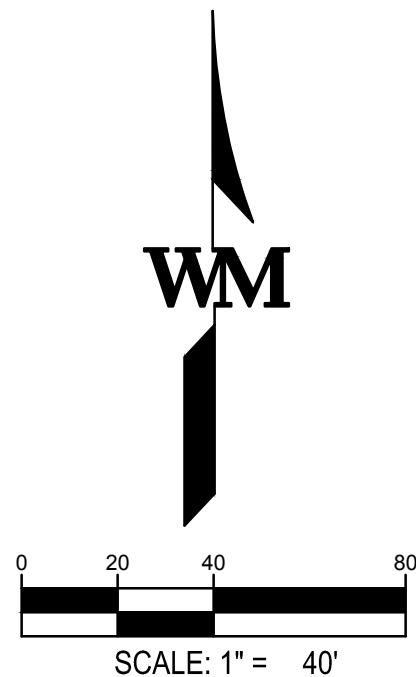
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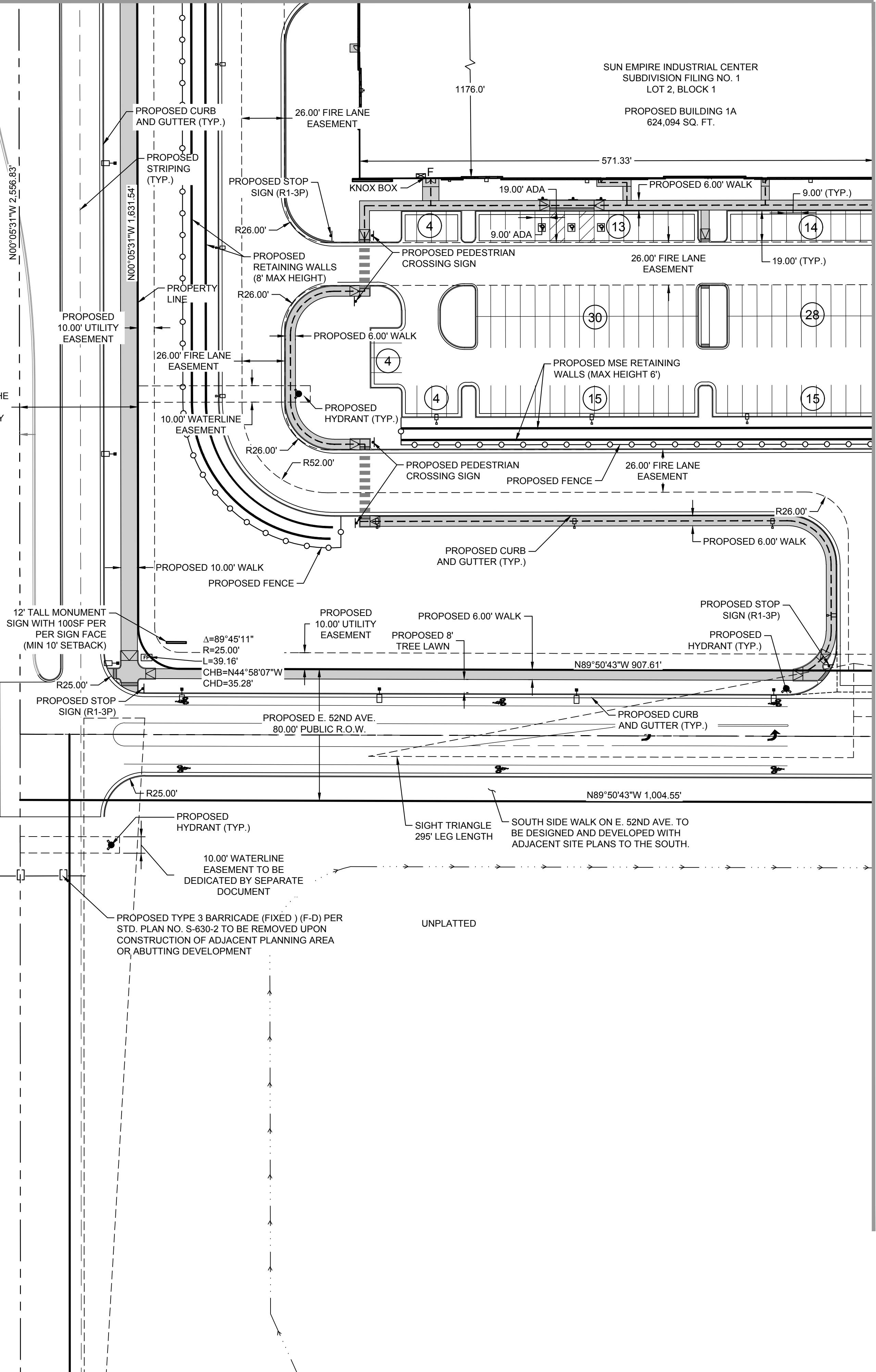
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SEE SHEET C2.9

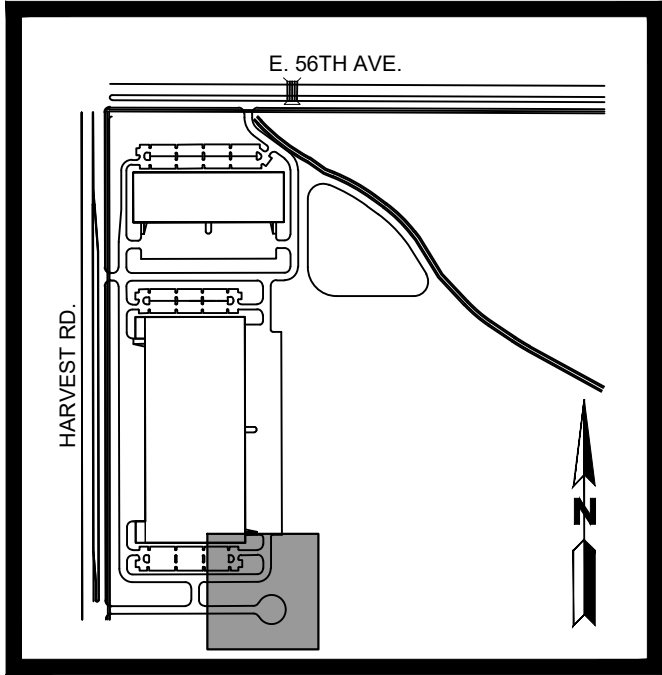
SEE SHEET C2.6
MATCHLINE

NOTE: HARVEST RD
TO BE BUILT TO A
HALF SECTION. WEST HALF
TO BE BUILT BY OTHERS

HARVEST ROAD
72.00'
REC. NO. 20060516000505740

72.00' DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY





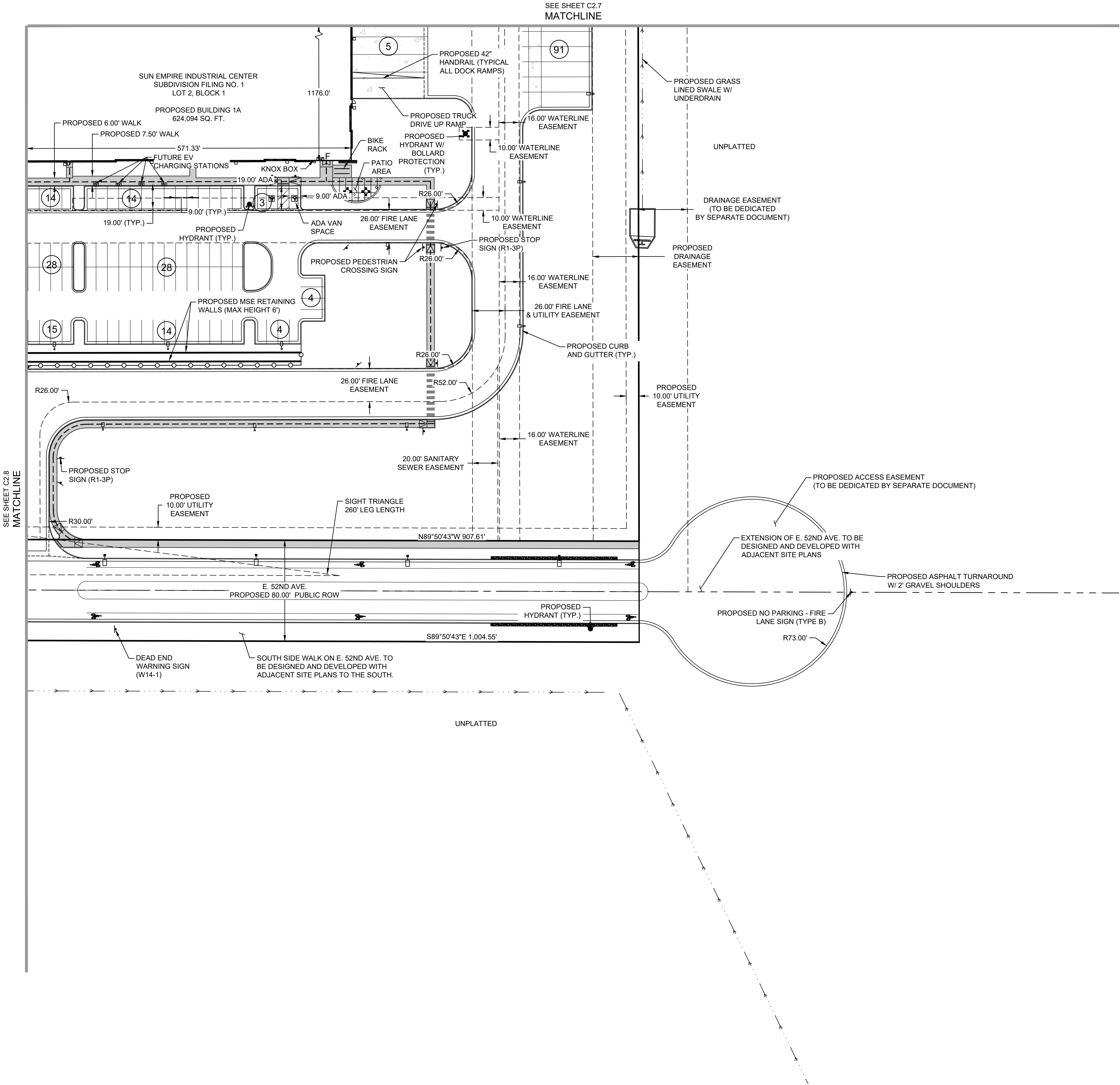
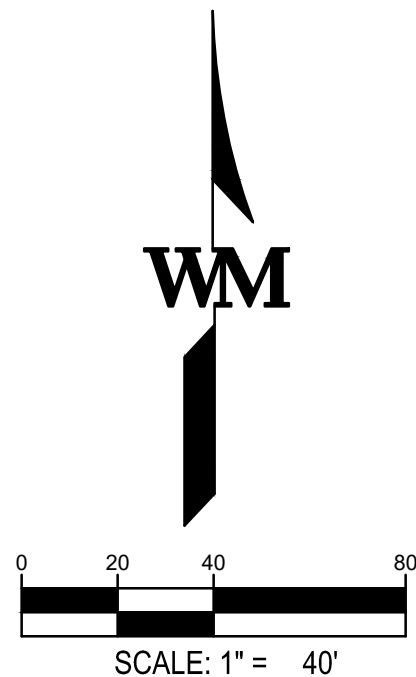
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900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

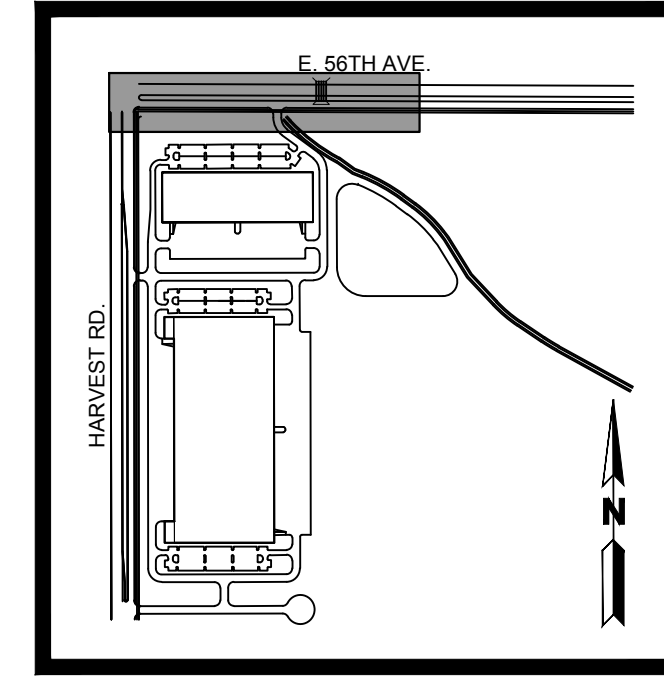
AURORA, COLORADO

SITE PLAN





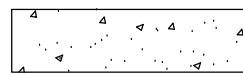
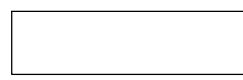



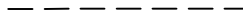









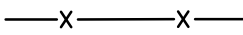
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JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

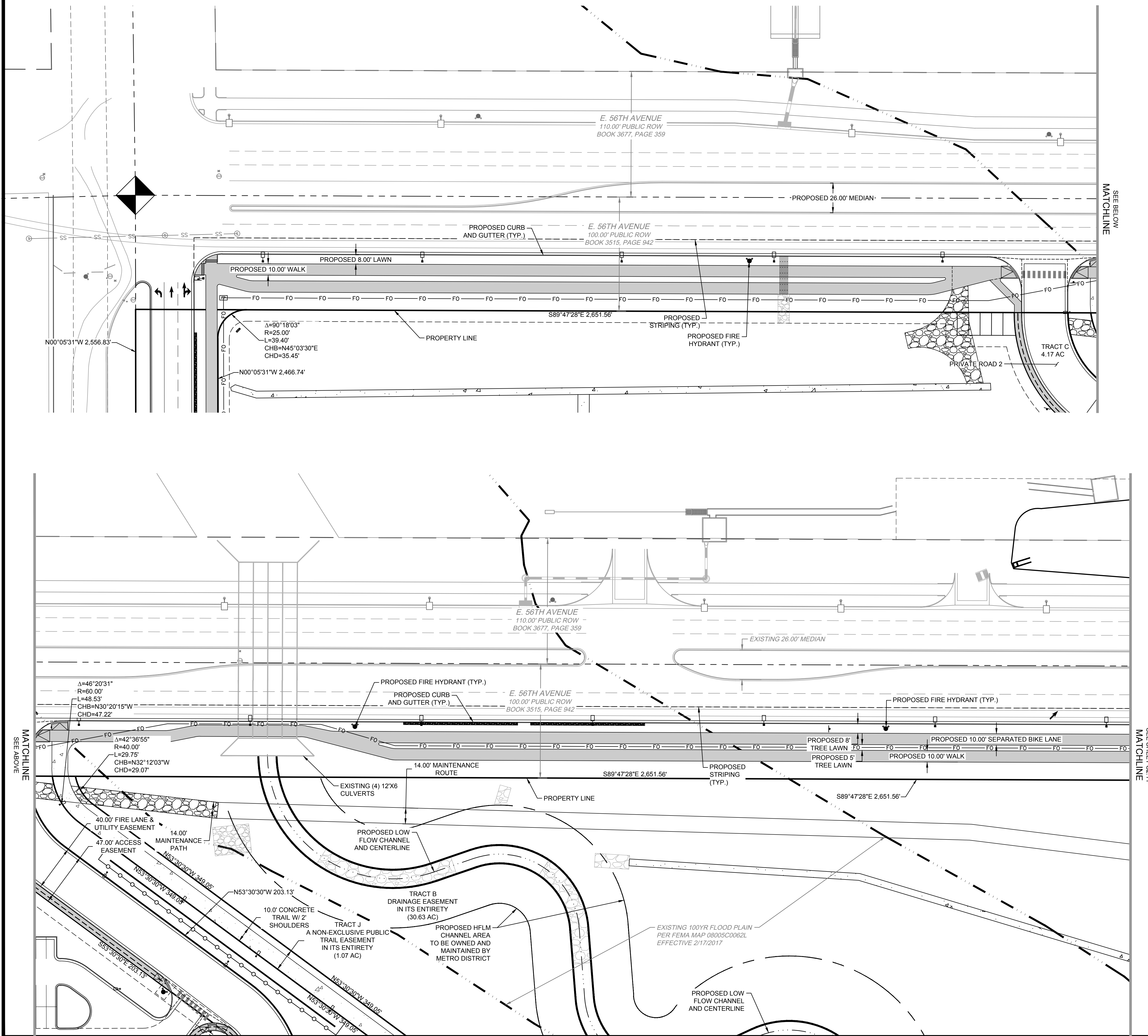
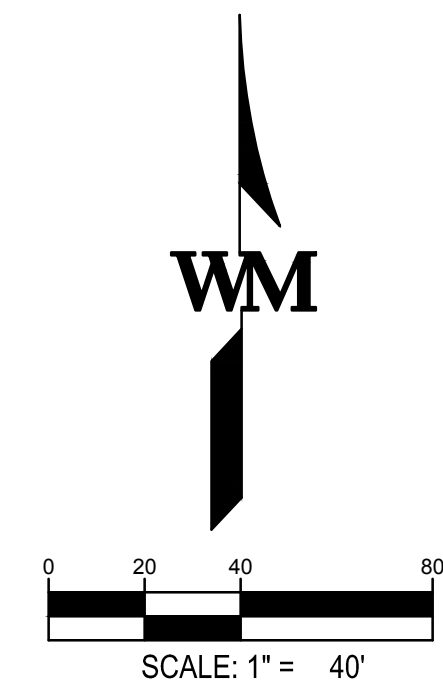
SHEET
C2.10
Sheet 13



LEGEND:

- | | |
|---|---------------------------------------|
|  | PROPERTY LINE |
|  | EXISTING RIGHT-OF-WAY LINE |
|  | EXISTING CURB & GUTTER |
|  | PROPOSED CURB & GUTTER |
|  | PROPOSED CONCRETE |
|  | PROPOSED ASPHALT |
|  | PROPOSED CONCRETE WALK |
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W:\DCS\214030\00\Civil\CAD\Sheets\Planning\Site plan\DCS214030_C2.0_Site plan - Pond and Channel.dwg JROSS

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

FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

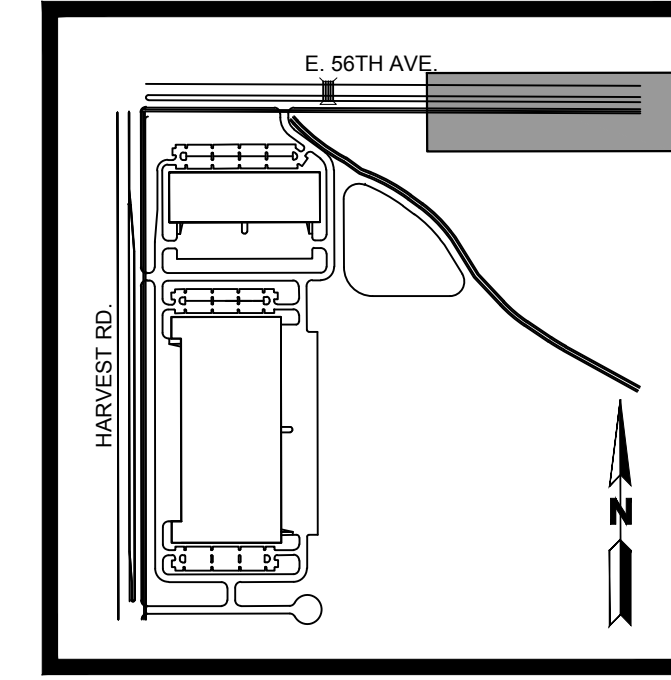
AURORA, COLORADO

SITE PLAN

[illegible]

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	

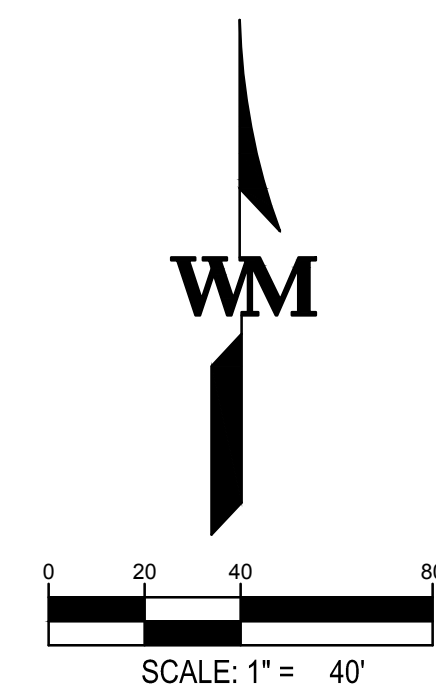
SHEET
C2.11
Sheet 14

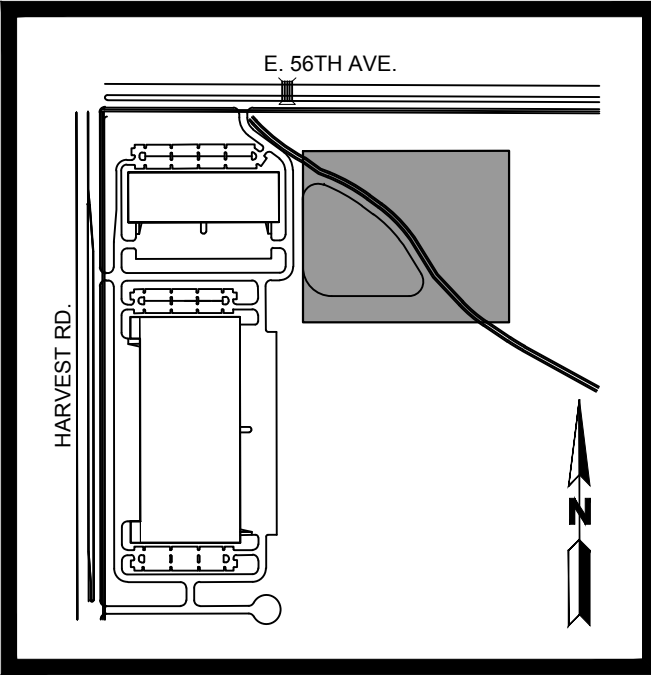


KEYMAP
1" = 1000'

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	PARKING COUNT
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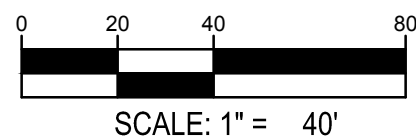
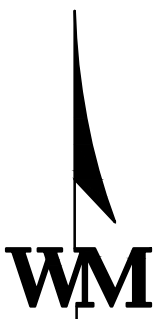
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SEE SHEET C2.10
MATCHLINE

S89°54'29"W 396.12'

SEE SHEET C2.3
MATCHLINE

W:\DCS21\4030\00\Civil\CAD\Sheets\Planning\Site plan\DCS21-4030_C2.12_Site plan - Pond and Channel.dwg JROSS

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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SUN EMPIRE SUBDIVISION FILING NO. 1

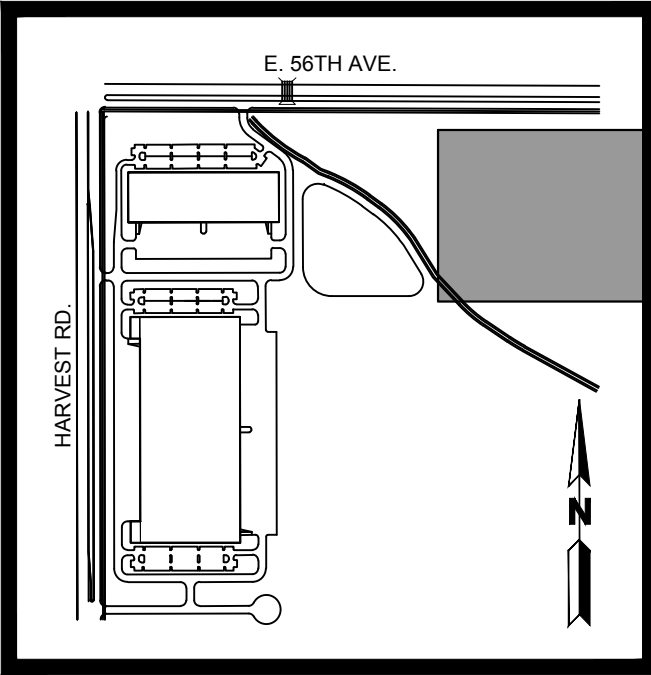
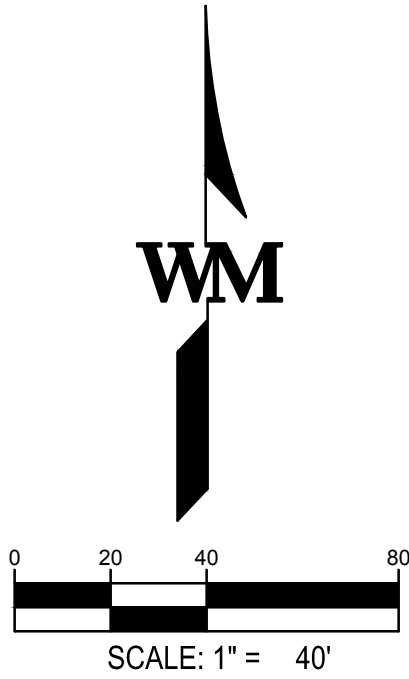
SITE PLAN
AURORA, COLORADO
SITE PLAN - CHANNEL

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
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SHEET	C2.13
Sheet	16

NOT FOR CONSTRUCTION



KEYMAP
1" = 1000'

LEGEND:

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- PROPOSED KNOX BOX
- FIRE ACCESS DOOR
- PROPOSED CURB RAMP
- PROPOSED FENCE

NOTES:

- ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
- KNOX BOXES WILL BE PROVIDED WHERE REQUIRED
- ALL FIRE ACCESS DOORS WILL PROVIDE A MASTER KEYED LOCKING DEVICE TO ALLOW FIRE DEPARTMENT ENTRY. A MASTER KEY TO ACCESS EACH FIRE DOOR WILL BE LOCATED IN EACH KNOX BOX REQUIRED FOR THE STRUCTURE.
- REFERENCE SUN EMPIRE SUBDIVISION FILING 1 PLAT FOR BEARING AND DISTANCES FOR TRACTS D, E, F, G, H, AND J.
- ALL STORM INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

SEE SHEET C2.11
MATCHLINE

S00°00'02"W 1.516.38'

MATCHLINE
SEE SHEET C2.14

PROPOSED CONCRETE
TRICKLE CHANNEL

TRACT B
DRAINAGE EASEMENT
IN ITS ENTIRETY
(30.63 AC)

PROPOSED LOW
FLOW CHANNEL
AND CENTERLINE

EXISTING 100YR FLOOD PLAIN
PER FEMA MAP 08005C0062L
EFFECTIVE 2/17/2017

PROPOSED HFLM
CHANNEL AREA
TO BE OWNED AND
MAINTAINED BY METRO
DISTRICT

Δ=27°54'31"
R=512.26'
L=249.52'
CHB=N38°44'11"W
CHD=247.06'

Δ=27°56'51"
R=492.26'
L=240.11'
CHB=N38°45'27"W
CHD=237.74'

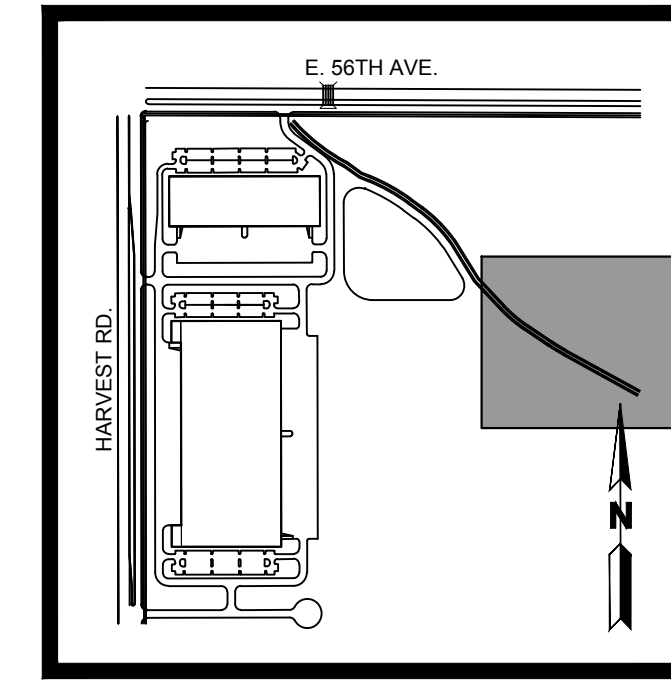
40.00' UTILITY
EASEMENT

TRACT J
A NON-EXCLUSIVE TRAIL
EASEMENT IN ITS ENTIRETY
(1.07 AC)

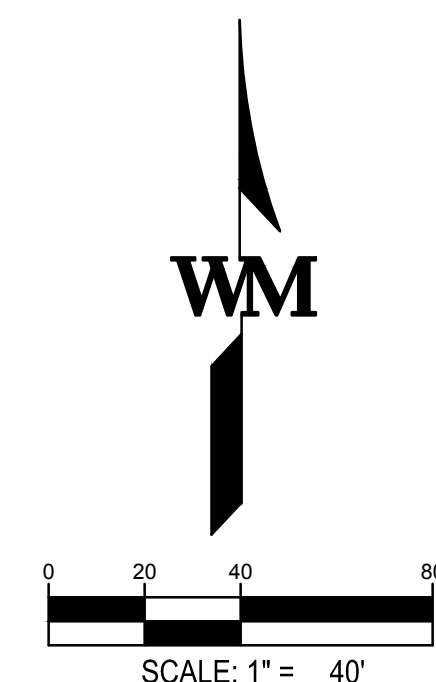
Δ=37°50'21"
R=394.00'
L=260.20'
CHB=N43°37'15"W
CHD=255.50'

Δ=37°50'14"
R=414.00'
L=273.40'
CHB=N43°37'19"W
CHD=268.46'

W:\DCS21\4030\00\Civil\CAD\Sheets\Planning\Site plan\DCS21-4030_C2.D_Site plan - Pond and Channel.dwg JROSS



1. ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
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4. REVISIONS TO THE EMPIRE SUBDIVISION FILING 1 PLAT FOR BEARING AND DISTANCES FOR TRACTS D, E, F, G, H, AND J.
5. ALL STORM INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.



SITE PLAN - CHANNEL

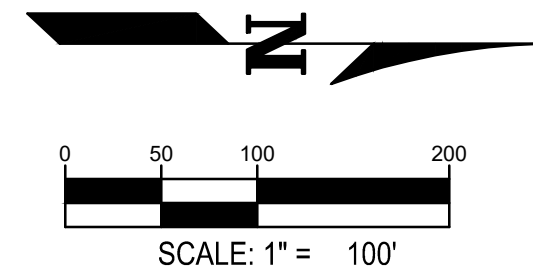
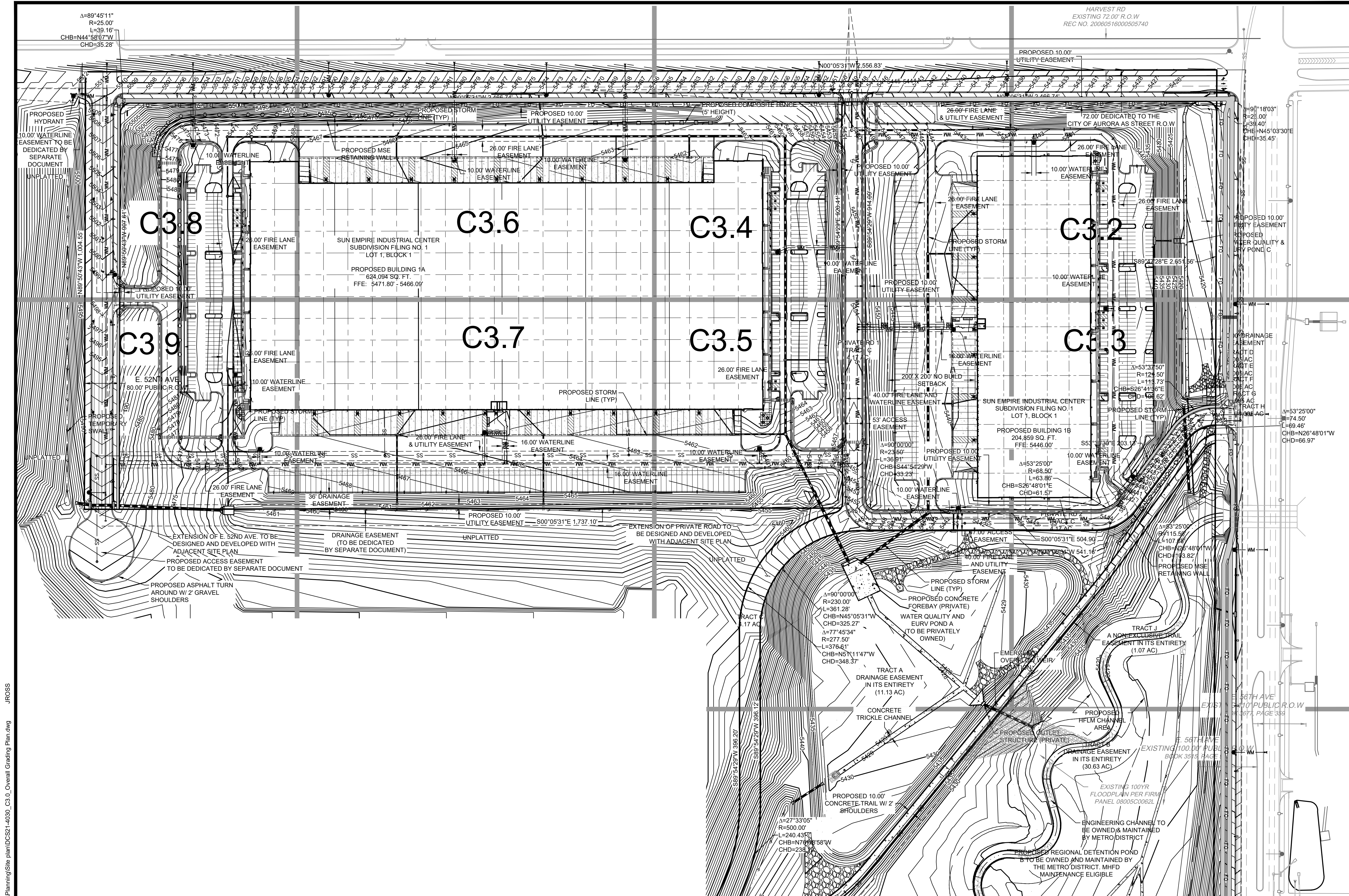
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JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET

C2.14

Sheet 17



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

SUN EMPIRE SUBDIVISION FILING NO. 1

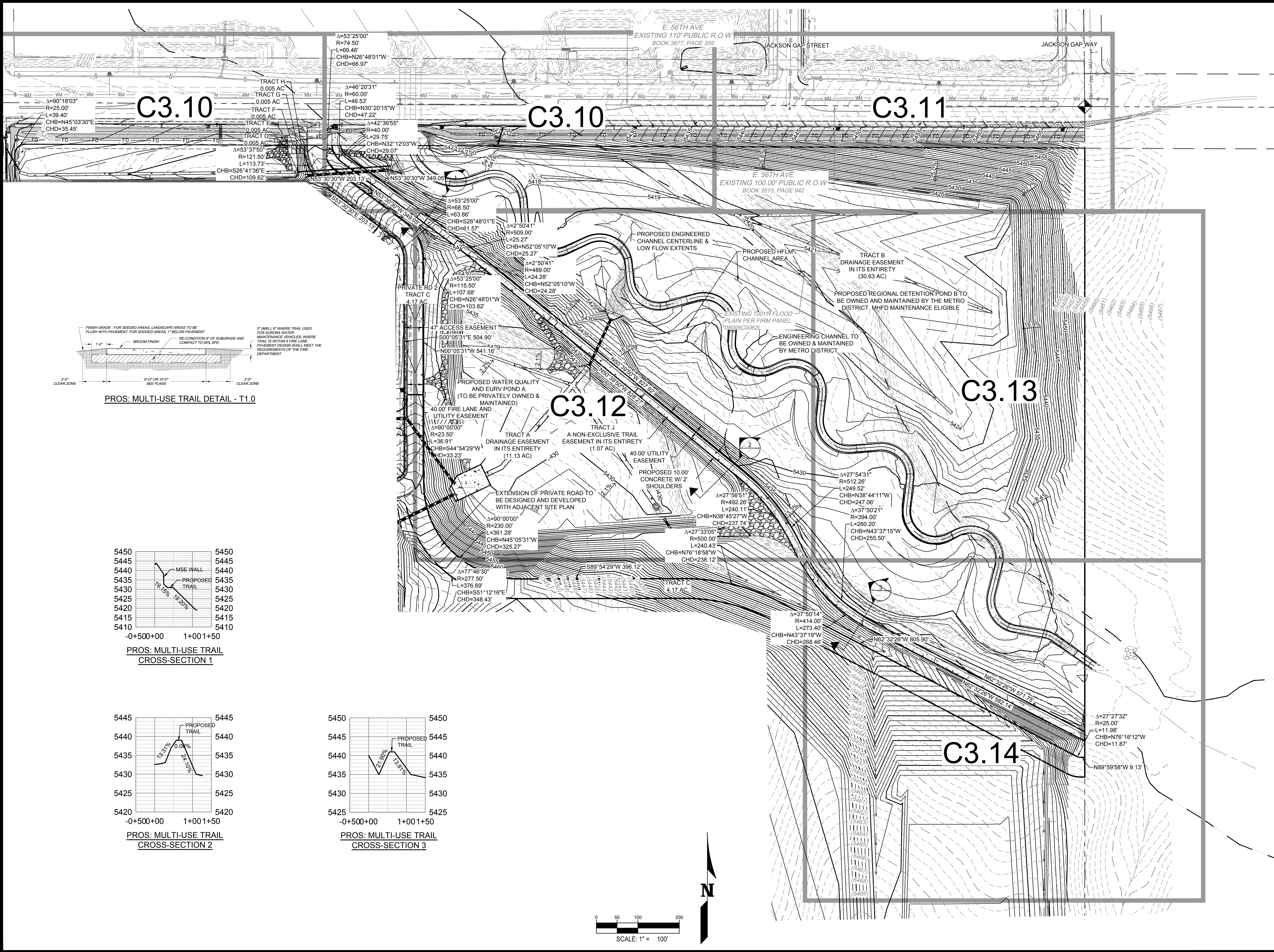
SITE PLAN
AURORA, COLORADO
OVERALL GRADING PLAN

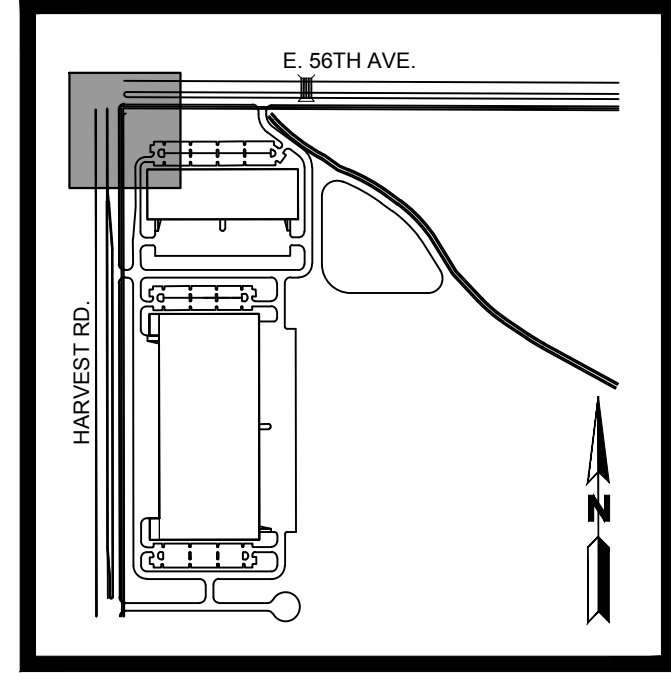
NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET	
C3.1	
Sheet	19

NOT FOR CONSTRUCTION





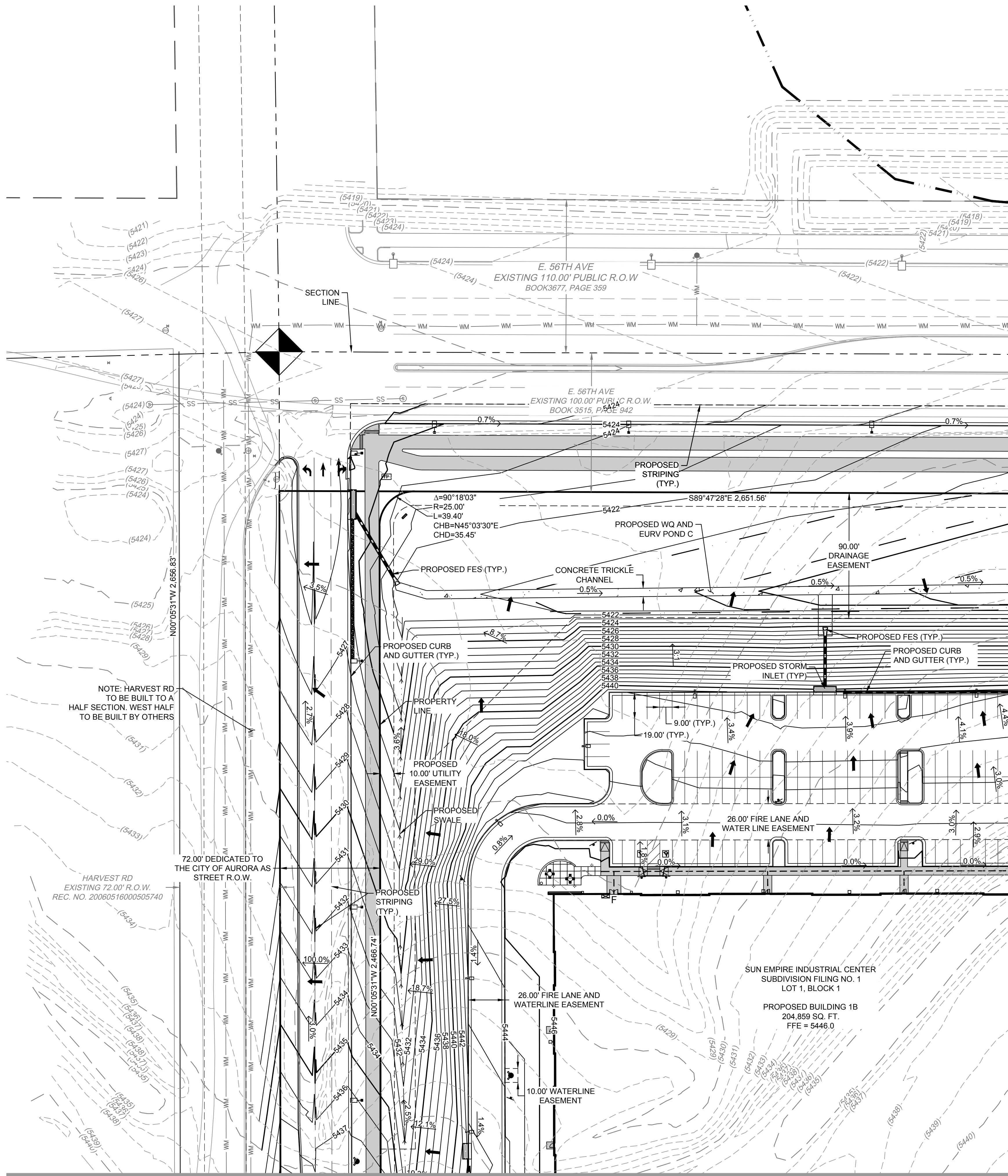
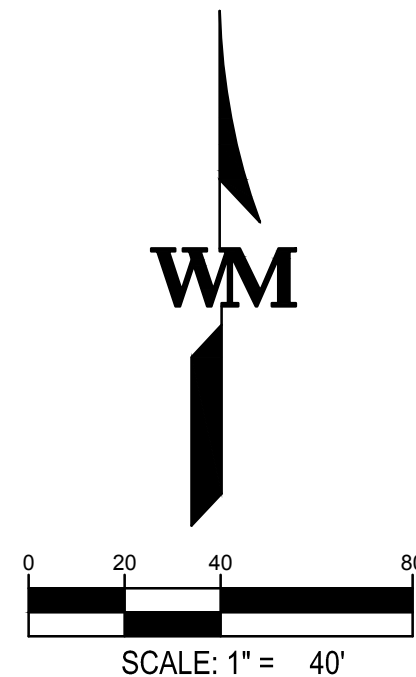
KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED SPILL CURB
- PROPOSED CURB
- 5820 PROPOSED 5' CONTOUR
- 5821 PROPOSED 1' CONTOUR
- 5820 EXISTING 5' CONTOUR
- 5821 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SLOPE AND DIRECTION
- PROPOSED FENCE
- EXISTING FENCE
- FLOW DIRECTION
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT

NOTES:

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NOTE: HARVEST RD.
TO BE BUILT TO A
HALF SECTION. WEST HALF
TO BE BUILT BY OTHERS

HARVEST RD
EXISTING 72.00' R.O.W.
REC. NO. 20060516000505740

72.00' DEDICATED TO
THE CITY OF AURORA AS
STREET R.O.W.

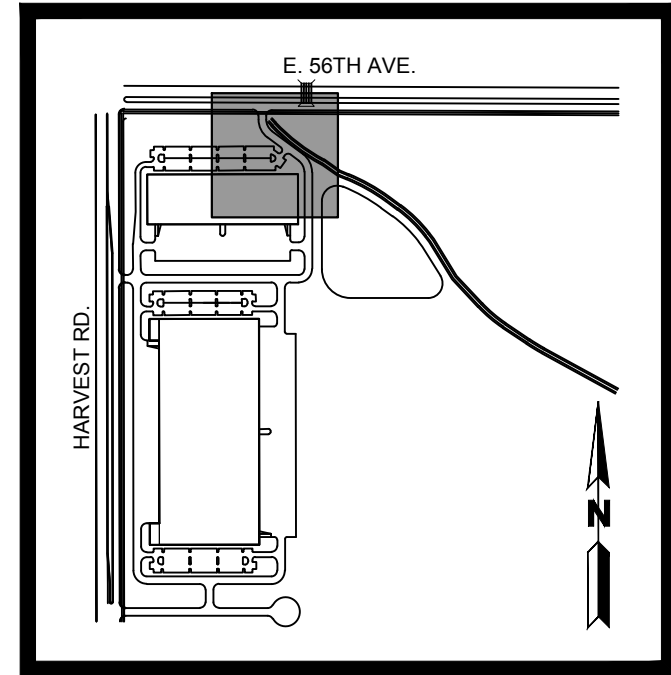
MATCHLINE
SEE SHEET C3.4

MATCHLINE
SEE SHEET C3.3

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET	C3.3
Sheet	21



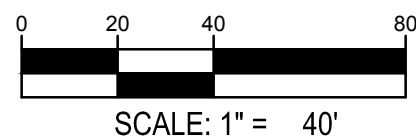
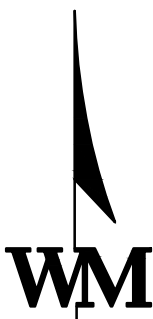
KEYMAP
1" = 1000'

LEGEND:

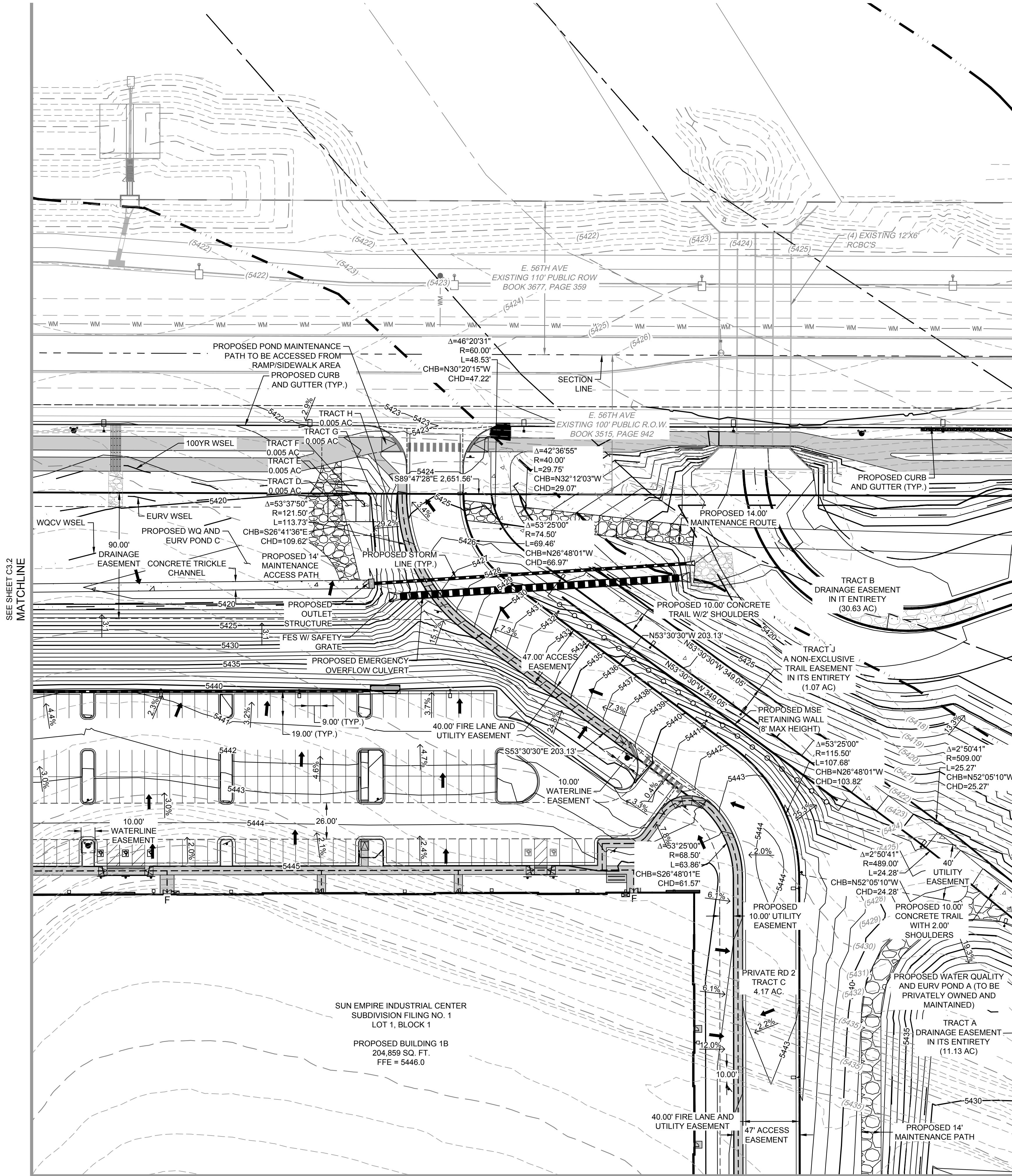
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED SPILL CURB
	PROPOSED CURB
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
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	FLOW DIRECTION
	FIRE HYDRANT W/ BOLLARD PROTECTION
	FIRE HYDRANT

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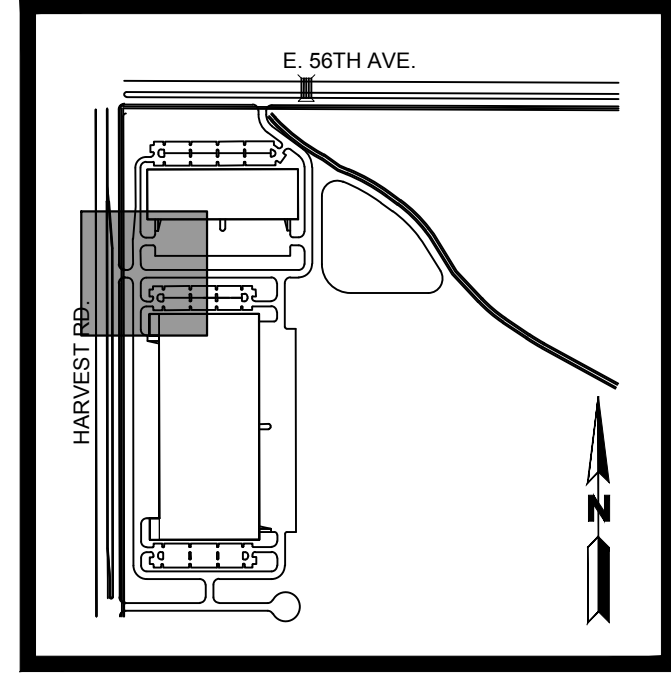


SCALE: 1" = 40'



MATCHLINE
SEE SHEET C3.5

SEE SHEET C3.2
MATCHLINE



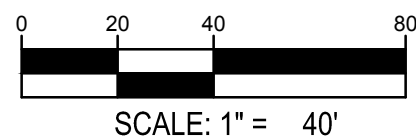
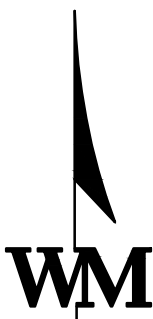
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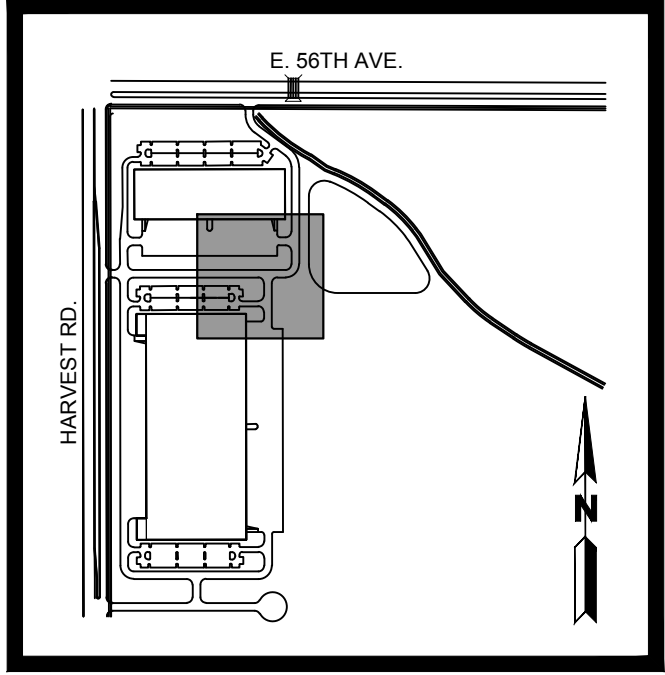
SEE SHEET C3.2
MATCHLINE

MATCHLINE
SEE SHEET C3.5

MATCHLINE
SEE SHEET C3.6

NOTE: HARVEST RD
TO BE BUILT TO A
HALF SECTION. WEST HALF
TO BE BUILT BY OTHERS

72.00' DEDICATED TO
THE CITY OF AURORA AS
STREET R.O.W.



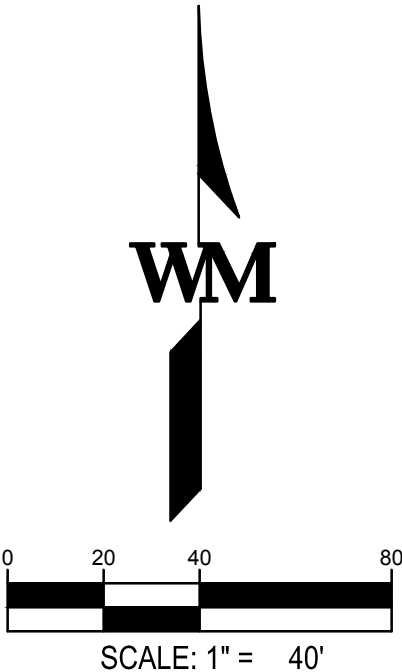
KEYMAP
1" = 1000'

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SEE SHEET C3.3
MATCHLINE

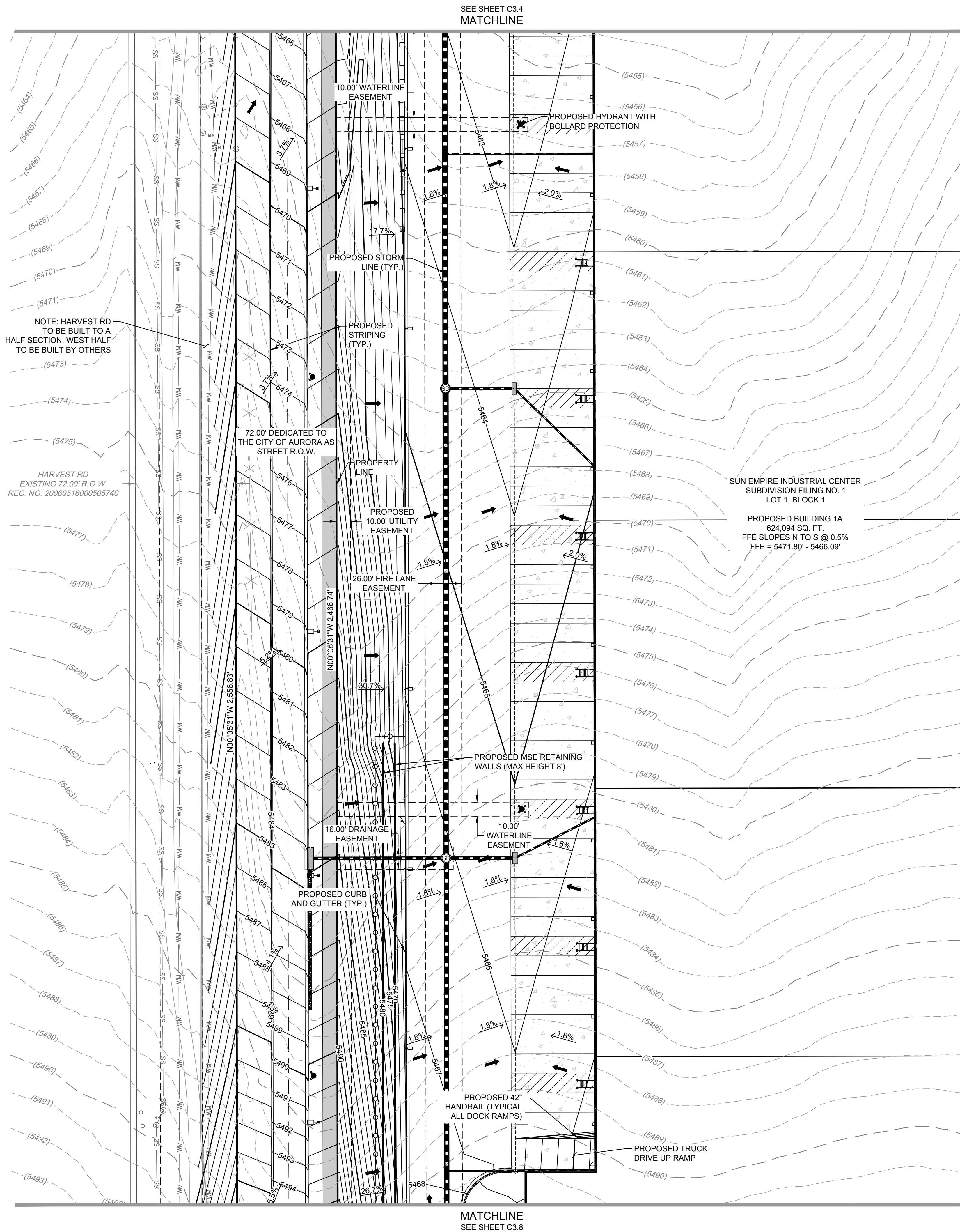
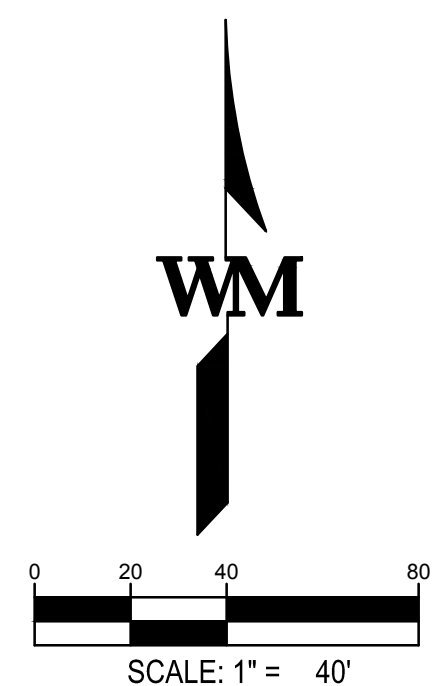
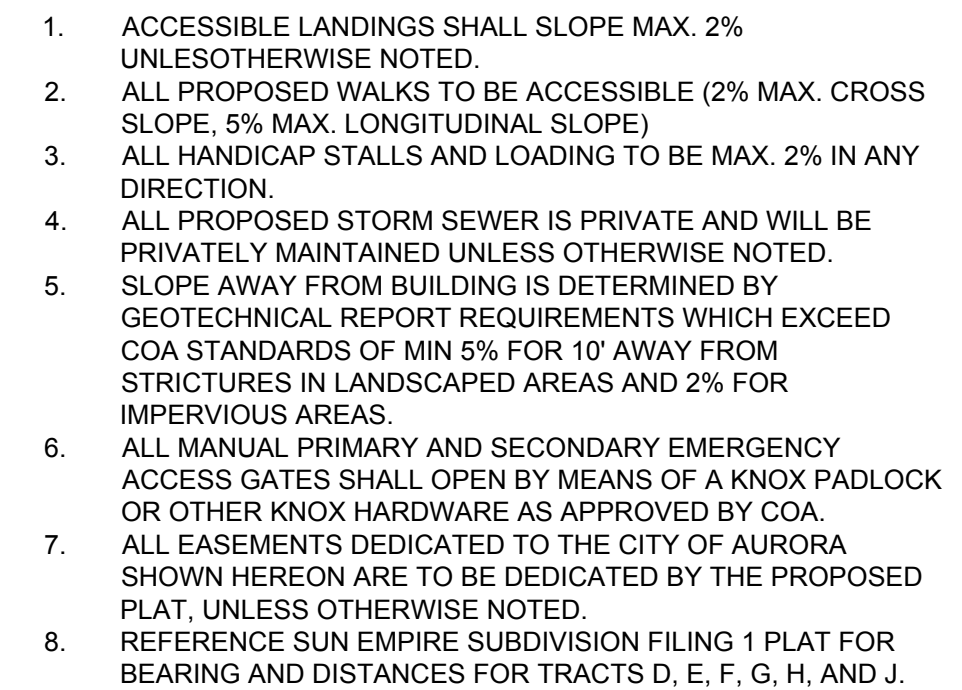
MATCHLINE
SEE SHEET C3.7

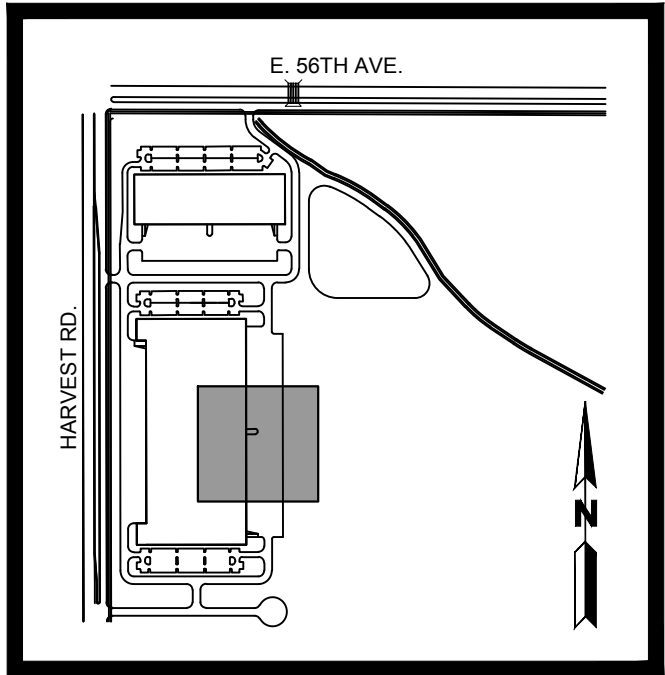
SEE SHEET C3.4
MATCHLINE

W:\DCS21\4030\00\Civil\CAD\Sheets\Planning\Site plan\DCS21-4030_C3.0_Grading Plan.dwg JROSS

[illegible]

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	





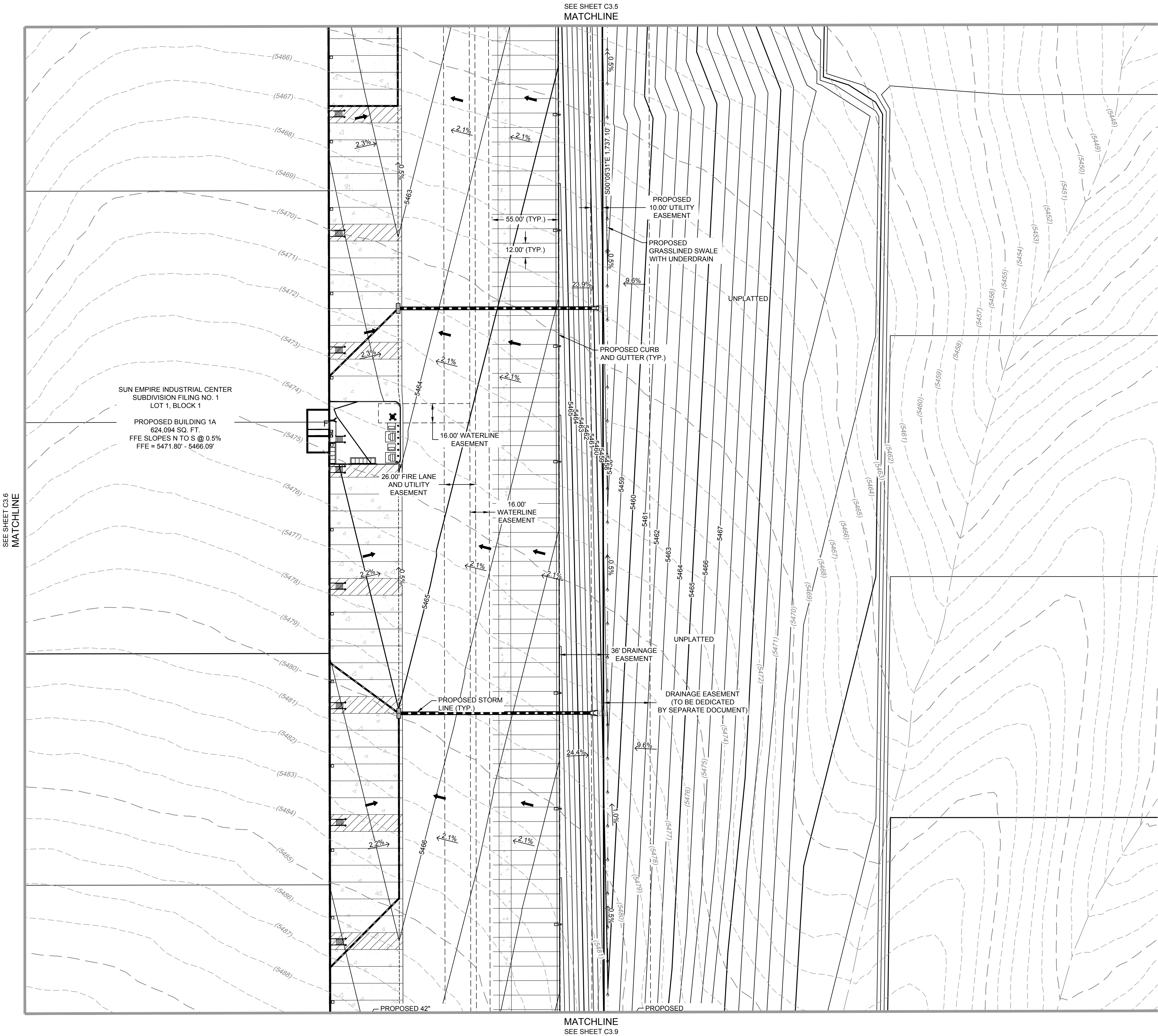
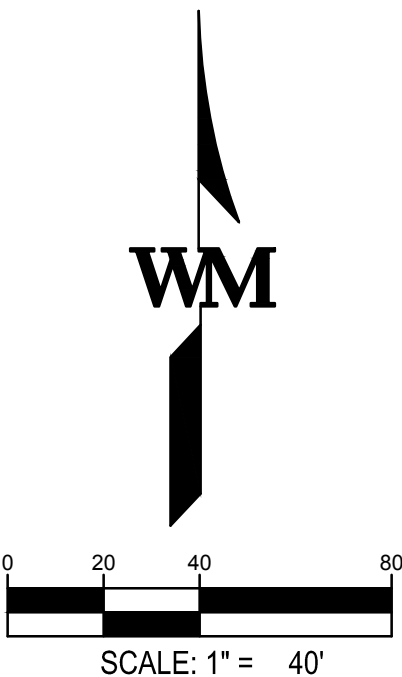
KEYMAP
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SEE SHEET C3.5
MATCHLINE

MATCHLINE
SEE SHEET C3.9

SEE SHEET C3.6
MATCHLINE

SUN EMPIRE INDUSTRIAL CENTER
SUBDIVISION FILING NO. 1
LOT 1, BLOCK 1

PROPOSED BUILDING 1A
624,094 SQ. FT.
FFE SLOPES N TO S @ 0.5%
FFE = 5471.80' - 5466.09'

PROPOSED 10.00' UTILITY
EASEMENT

PROPOSED
GRASSLINED SWALE
WITH UNDERDRAIN

UNPLATTED

PROPOSED CURB
AND GUTTER (TYP.)

16.00' WATERLINE
EASEMENT

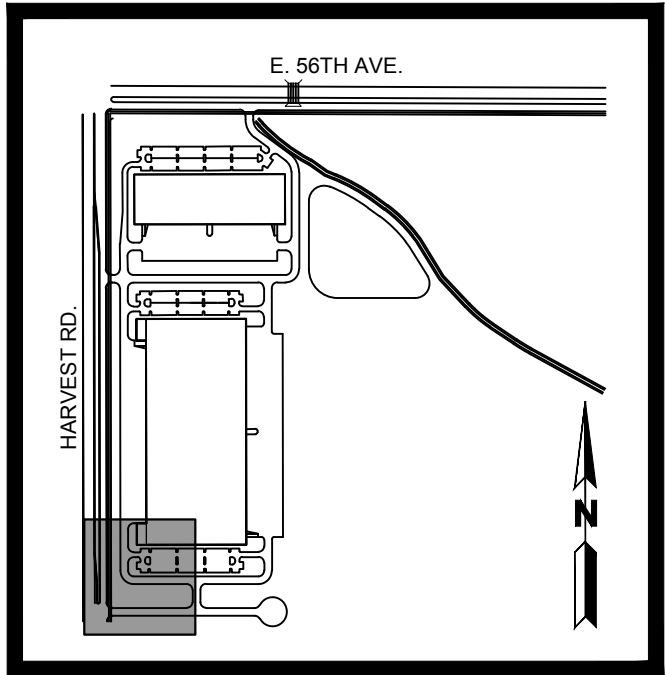
26.00' FIRE LANE
AND UTILITY
EASEMENT

16.00' WATERLINE
EASEMENT

36' DRAINAGE
EASEMENT

UNPLATTED

DRAINAGE EASEMENT
(TO BE DEDICATED
BY SEPARATE DOCUMENT)



KEYMAP
1" = 1000'

LEGEND:

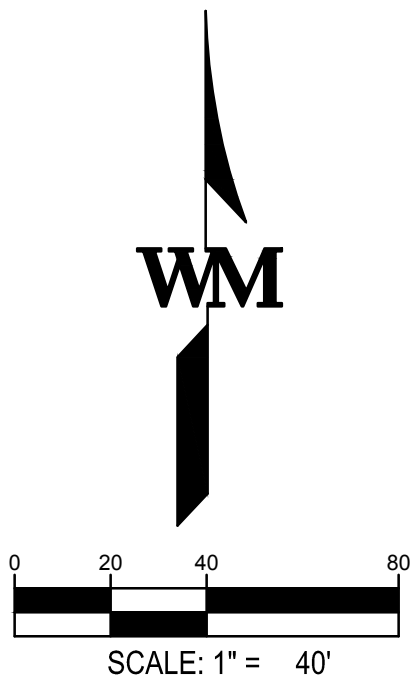
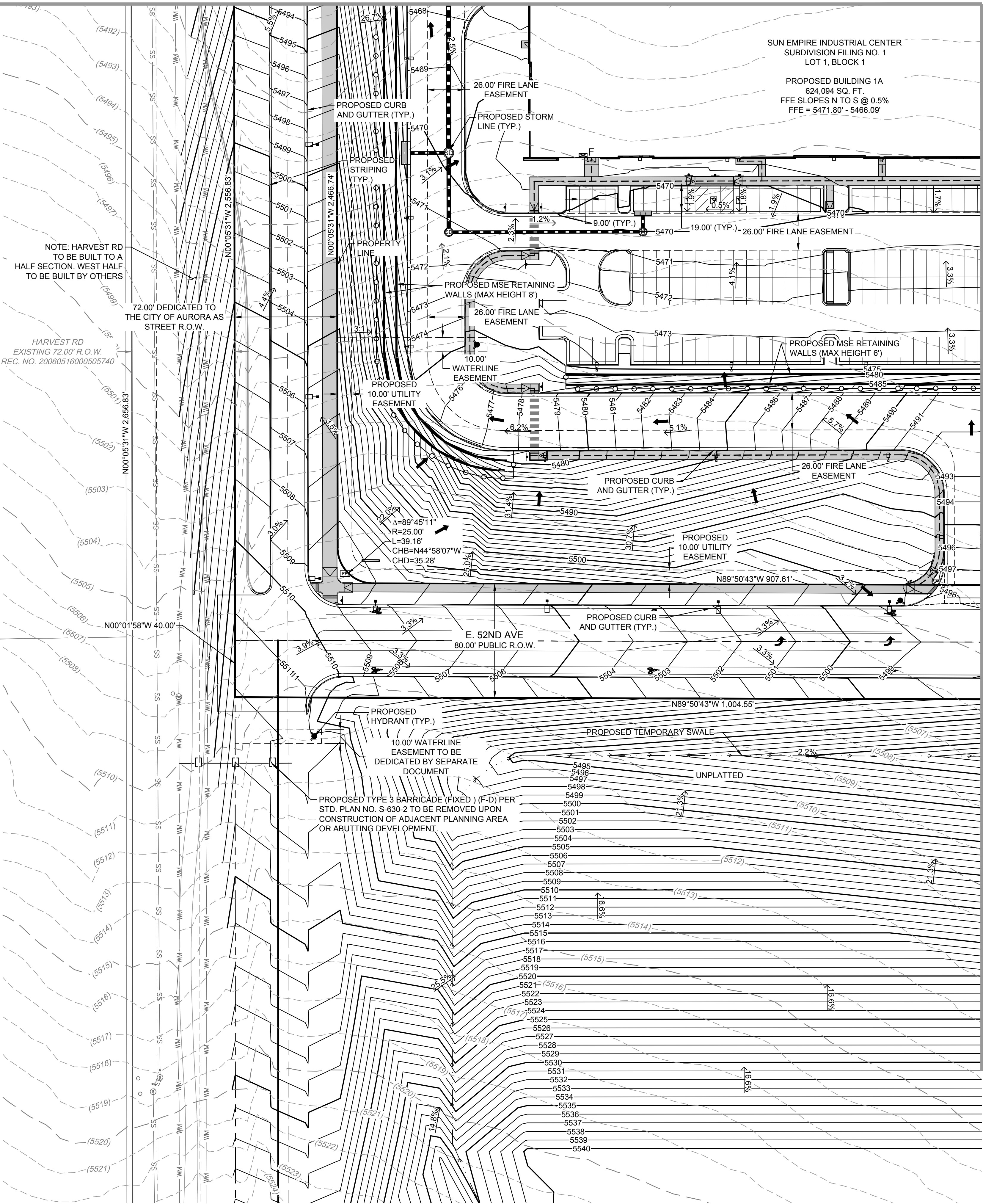
- PROPERTY LINE
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- PROPOSED SPILL CURB
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- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT

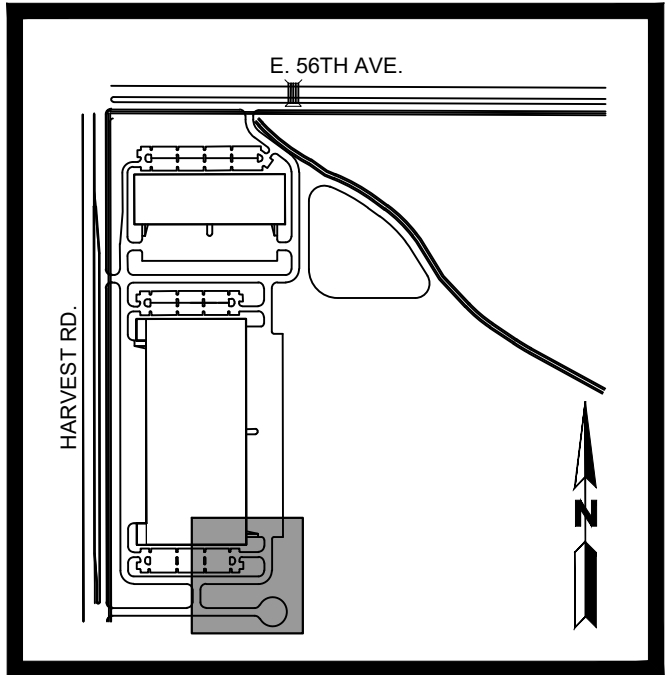
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MATCHLINE
SEE SHEET C3.9

SEE SHEET C3.6
MATCHLINE





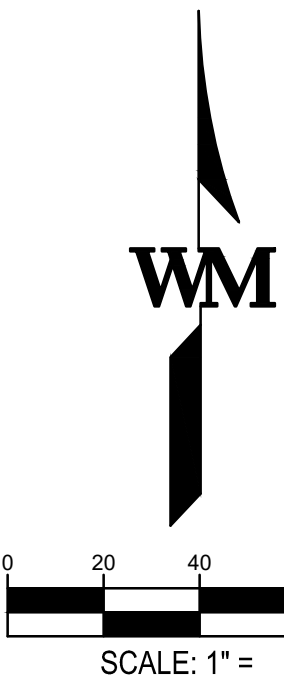
KEYMAP
1" = 1000'

LEGEND:

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- EXISTING CURB & GUTTER
- PROPOSED SPILL CURB
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- 5820 PROPOSED 5' CONTOUR
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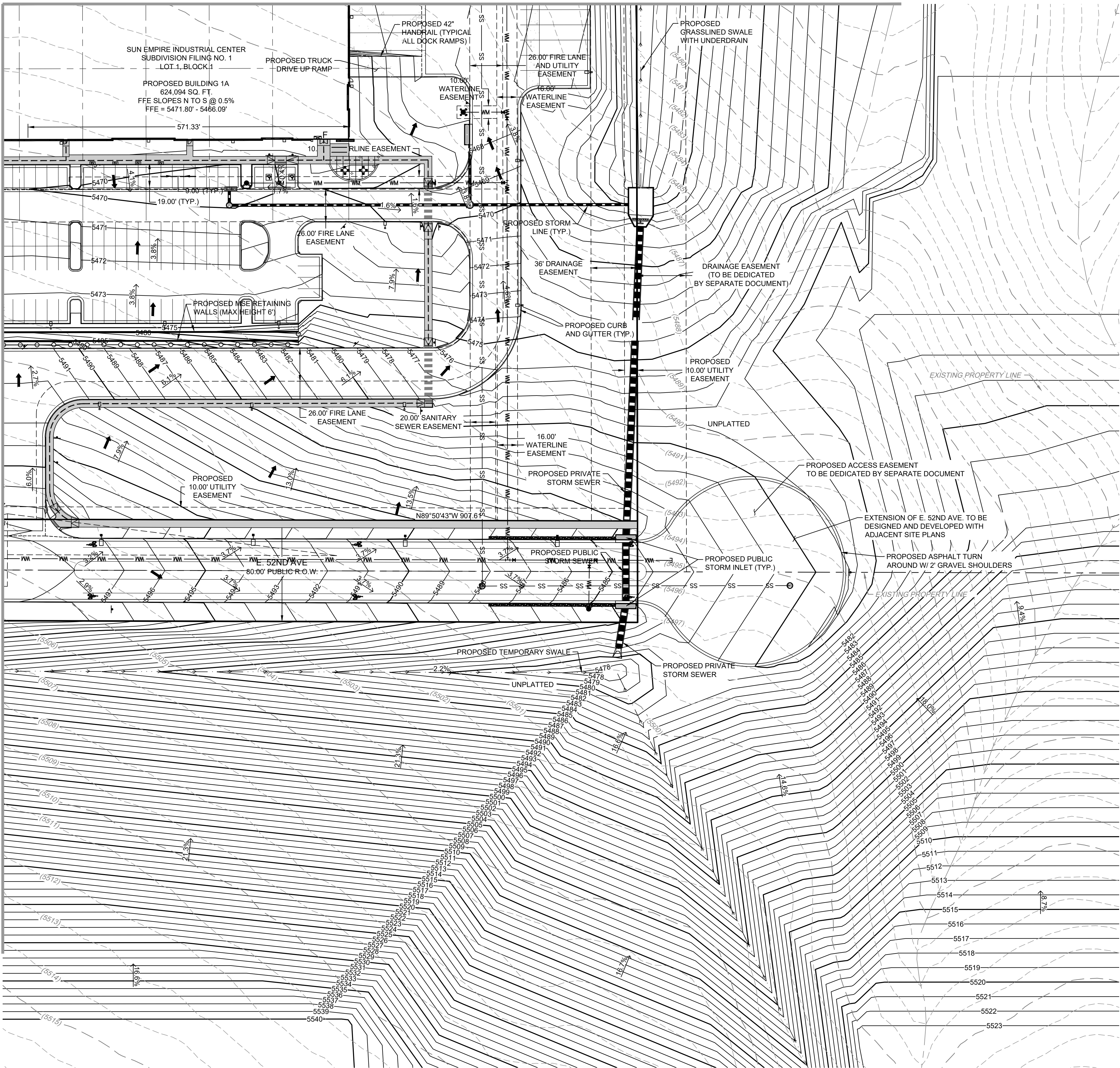
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- REFERENCE SUN EMPIRE SUBDIVISION FILING 1 PLAT FOR BEARING AND DISTANCES FOR TRACTS D, E, F, G, H, AND J.



SEE SHEET C3.8
MATCHLINE

SEE SHEET C3.7
MATCHLINE

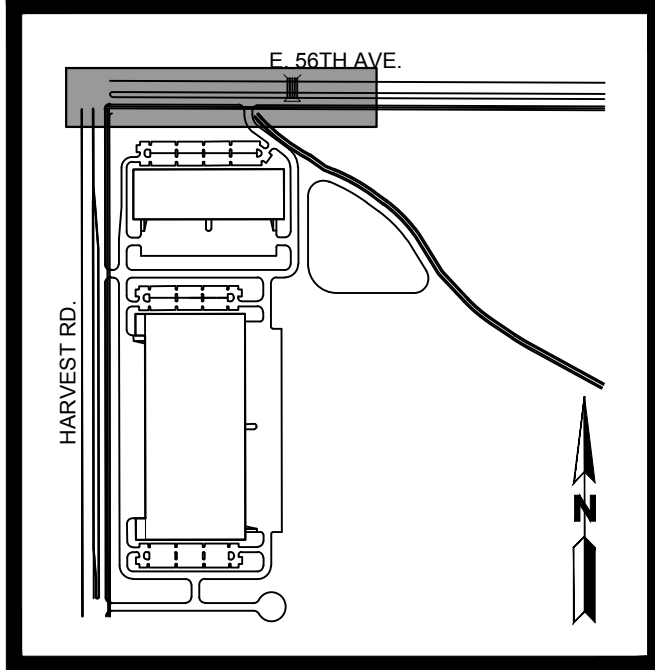


NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET	
C3.10	
Sheet	28

NOT FOR CONSTRUCTION



KEYMAP
1" = 1000'

LEGEND:

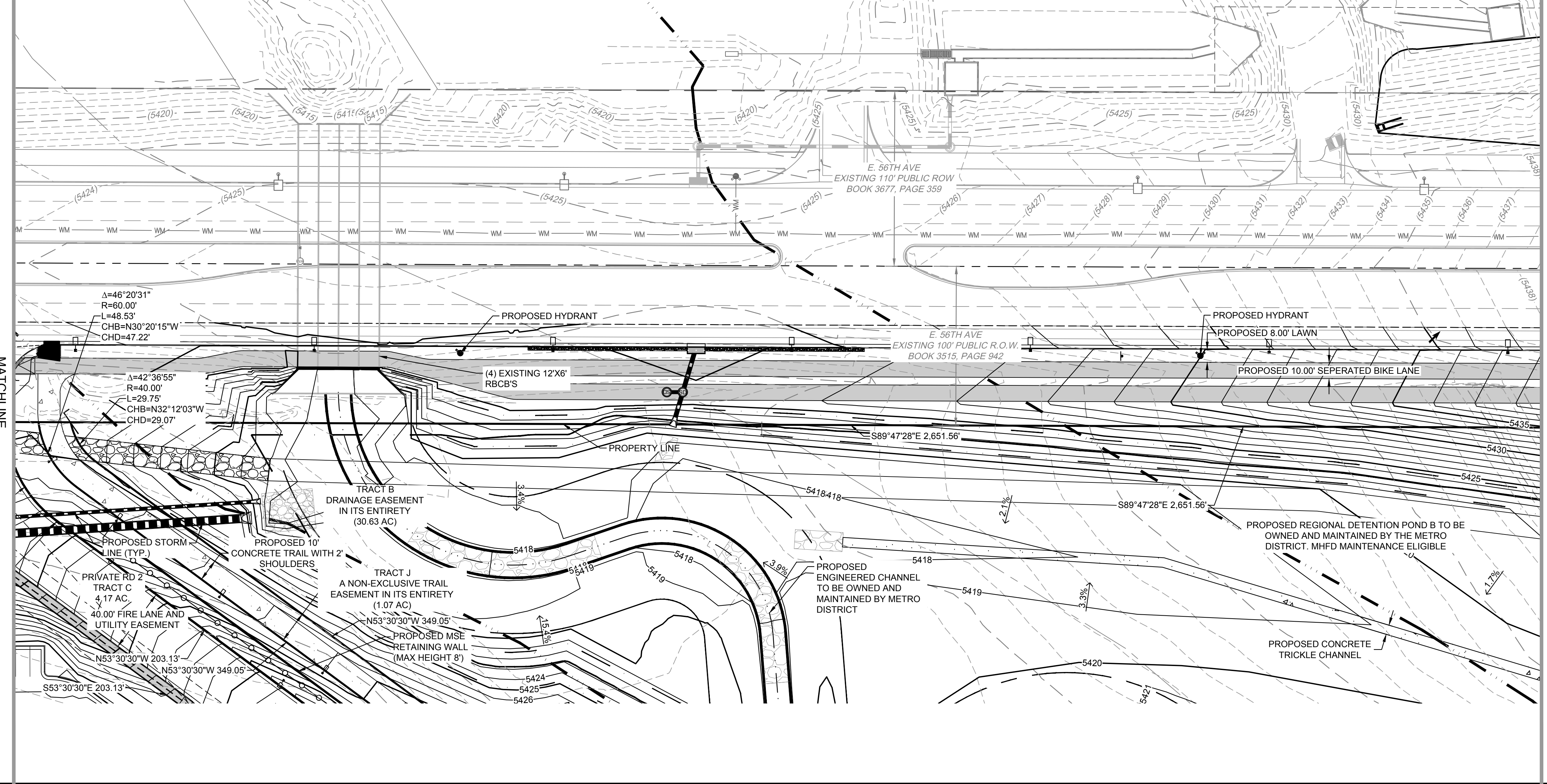
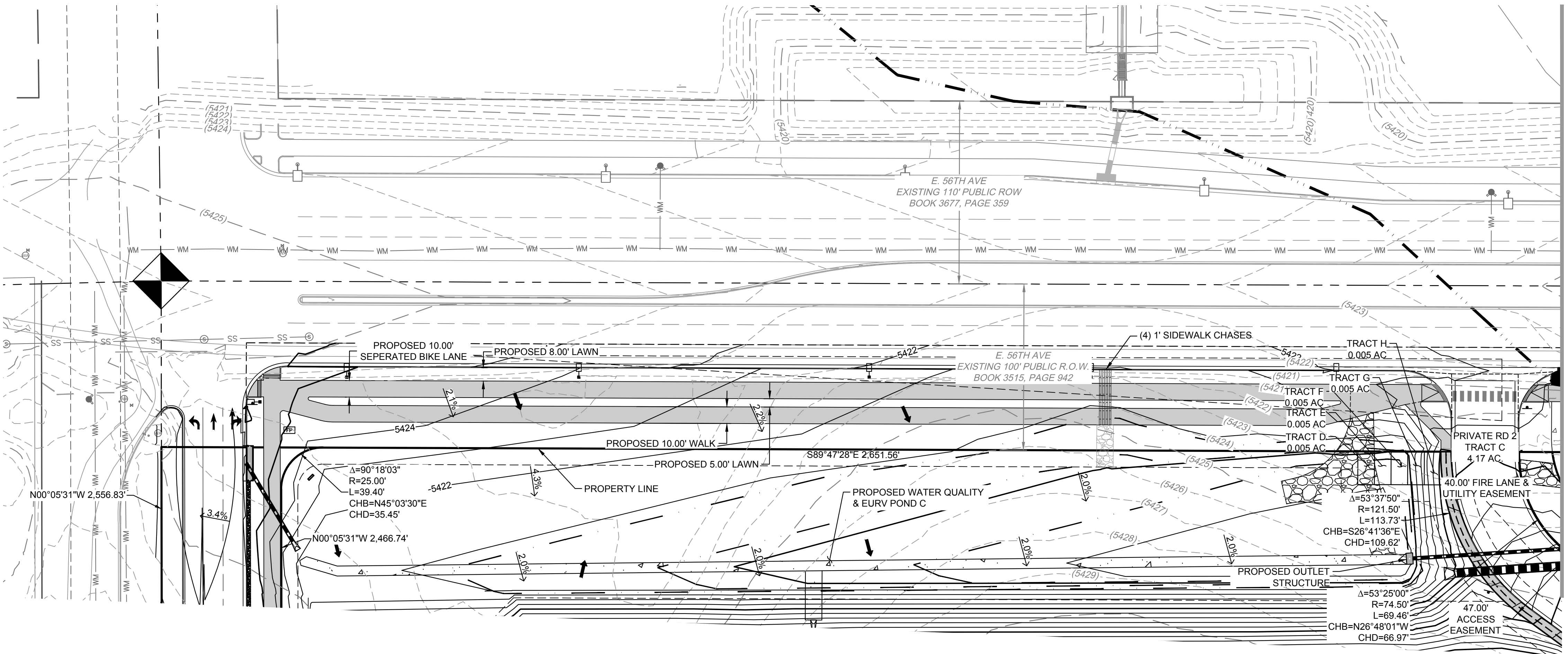
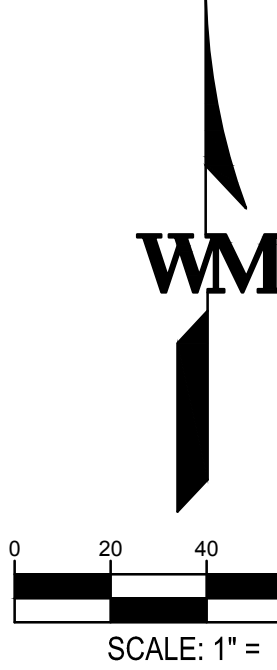
- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED SPILL CURB
- PROPOSED CURB
- 5820 PROPOSED 5' CONTOUR
- 5821 PROPOSED 1' CONTOUR
- 5820 EXISTING 5' CONTOUR
- 5821 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SLOPE AND DIRECTION
- PROPOSED FENCE
- EXISTING FENCE
- FLOW DIRECTION
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT

NOTES:

- ACCESSIBLE LANDINGS SHALL SLOPE MAX. 2% UNLESS OTHERWISE NOTED.
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SEE BELOW
MATCHLINE

SEE SHEET C3.11
MATCHLINE



W:\DCS21\4030\00\Civil\CAD\Sheets\Planning\Site plan\DCS21-4030_C3.10_Grading Plan - Pond and Channel.dwg JROSS

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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

FOR AND ON BEHALF
OF WARE MALCOMB

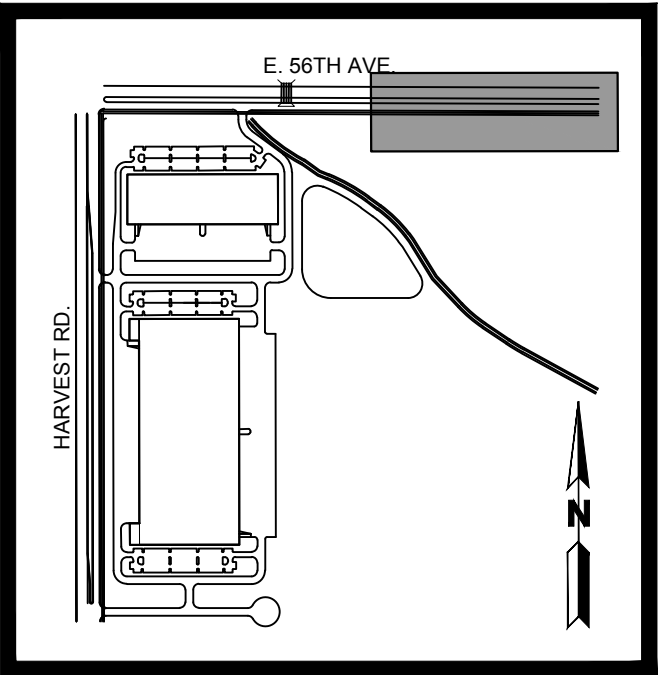
SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN
AURORA, COLORADO
GRADING PLAN

NO. DATE REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C3.11
Sheet 29



KEYMAP
1" = 1000'

LEGEND:

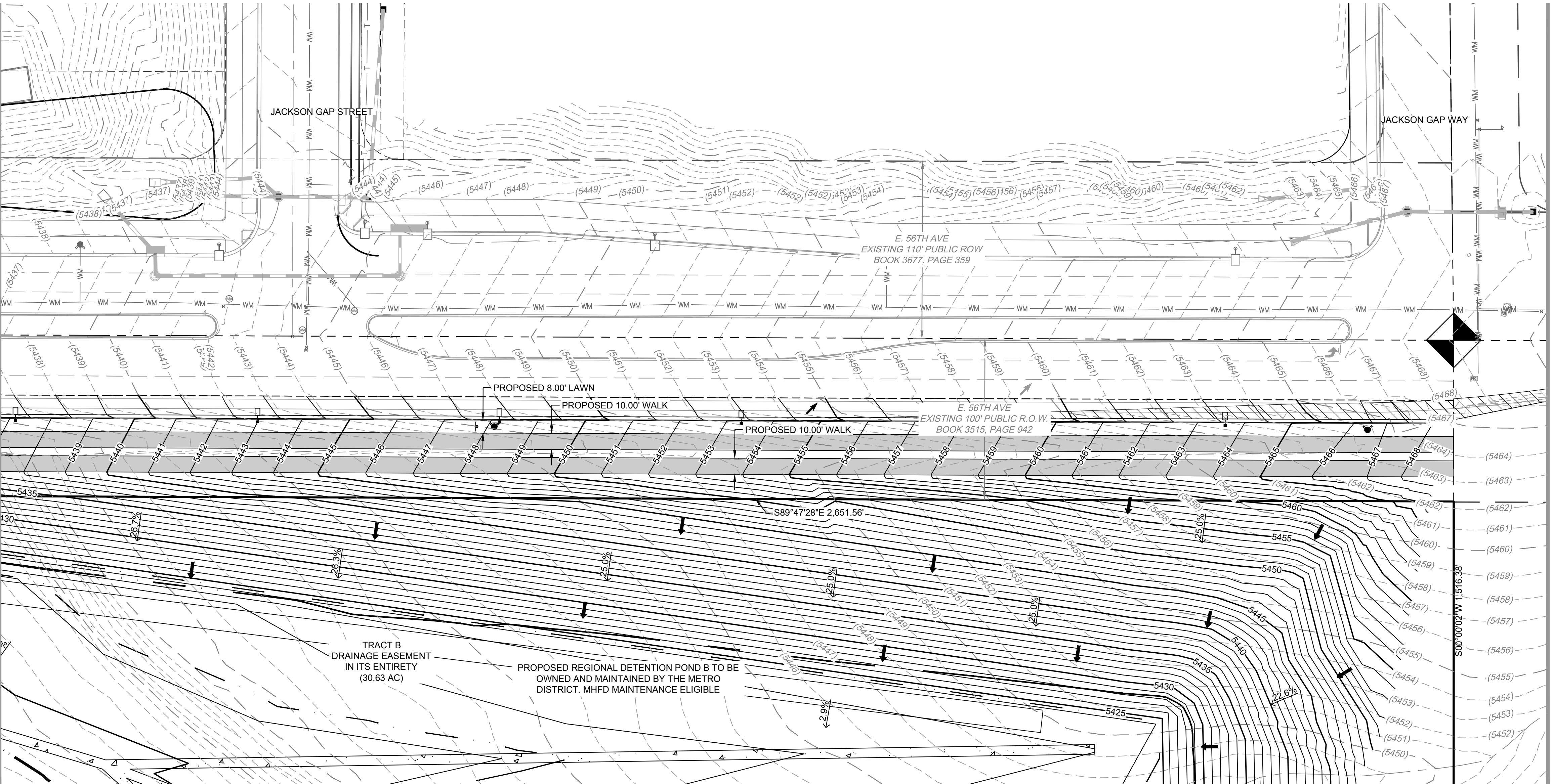
- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED SPILL CURB
- PROPOSED CURB
- 5820 PROPOSED 5' CONTOUR
- 5821 PROPOSED 1' CONTOUR
- 5820 EXISTING 5' CONTOUR
- 5821 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SLOPE AND DIRECTION
- PROPOSED FENCE
- EXISTING FENCE
- FLOW DIRECTION
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT

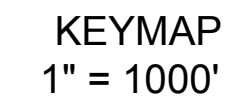
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MATCHLINE
SEE SHEET C3.12

MATCHLINE
SEE SHEET C3.10





	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED SPILL CURB
	PROPOSED CURB
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	PROPOSED SWALE
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	EXISTING FENCE
	FLOW DIRECTION
	FIRE HYDRANT W/ BOLLARD PROTECTION
	FIRE HYDRANT

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[illegible]

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C3.12
Sheet 30

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

FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN
AURORA, COLORADO

GRADING PLAN - DETENTION POND

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

FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

AURORA, COLORADO

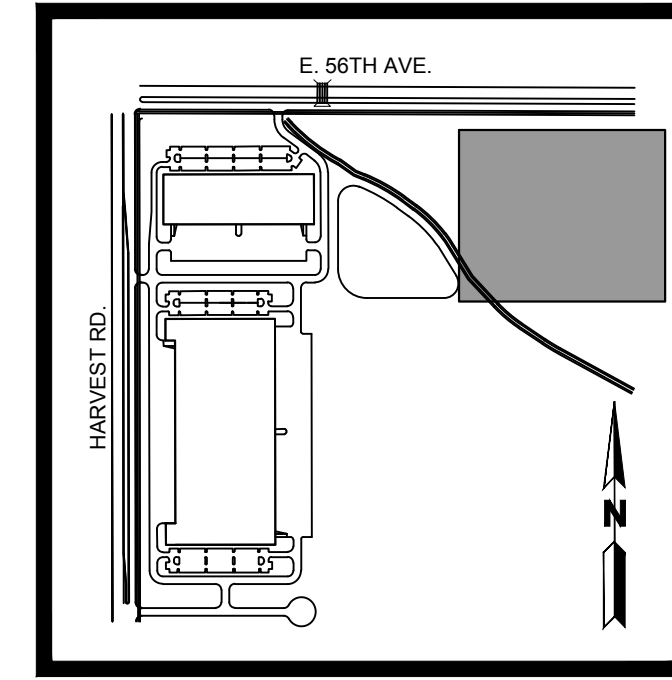
GRADING PLAN - CHANNEL

[illegible]

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	

SHEET
C3.13
Sheet 31

NOT FOR CONSTRUCTION

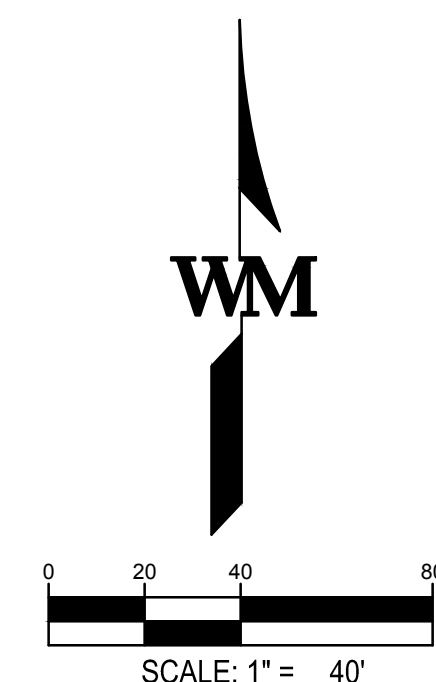


LEGEND:

- | | |
|--|---------------------------------------|
| | PROPERTY LINE |
| | EXISTING CURB & GUTTER |
| | PROPOSED SPILL CURB |
| | PROPOSED CURB |
| | PROPOSED 5' CONTOUR |
| | PROPOSED 1' CONTOUR |
| | EXISTING 5' CONTOUR |
| | EXISTING 1' CONTOUR |
| | PROPOSED STORM LINE |
| | EXISTING STORM LINE |
| | PROPOSED STORM INLET |
| | EXISTING STORM INLET |
| | PROPOSED SWALE |
| | PROPOSED SLOPE AND DIRECTION |
| | PROPOSED FENCE |
| | EXISTING FENCE |
| | FLOW DIRECTION |
| | FIRE HYDRANT W/
BOLLARD PROTECTION |
| | FIRE HYDRANT |

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MATCHLINE
SEE SHEET C3.14

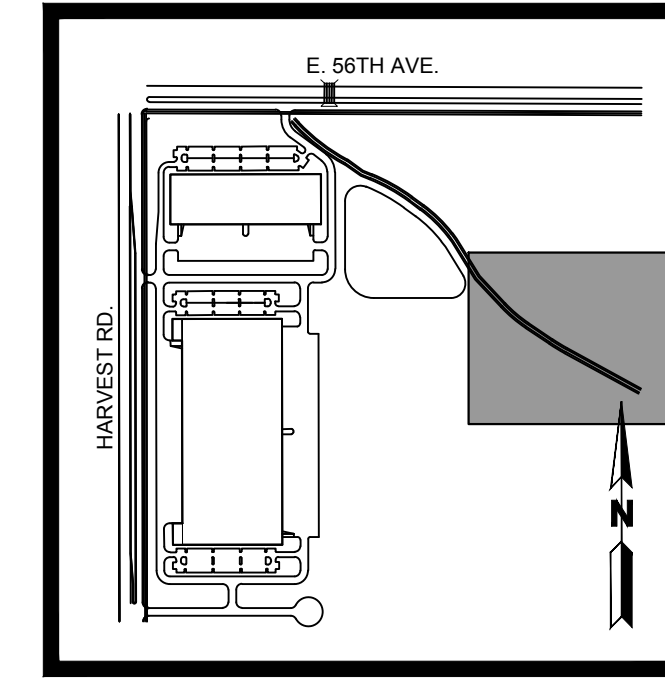


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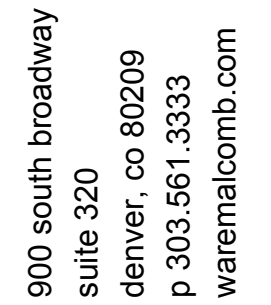
SCALE: 1" = 40'

SEE SHEET C3.12
MATCHLINE

SUN EMPIRE INDUSTRIAL 2022-6022-00



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FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1

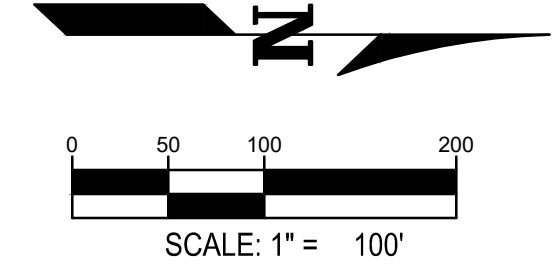
SITE PLAN
AURORA, COLORADO

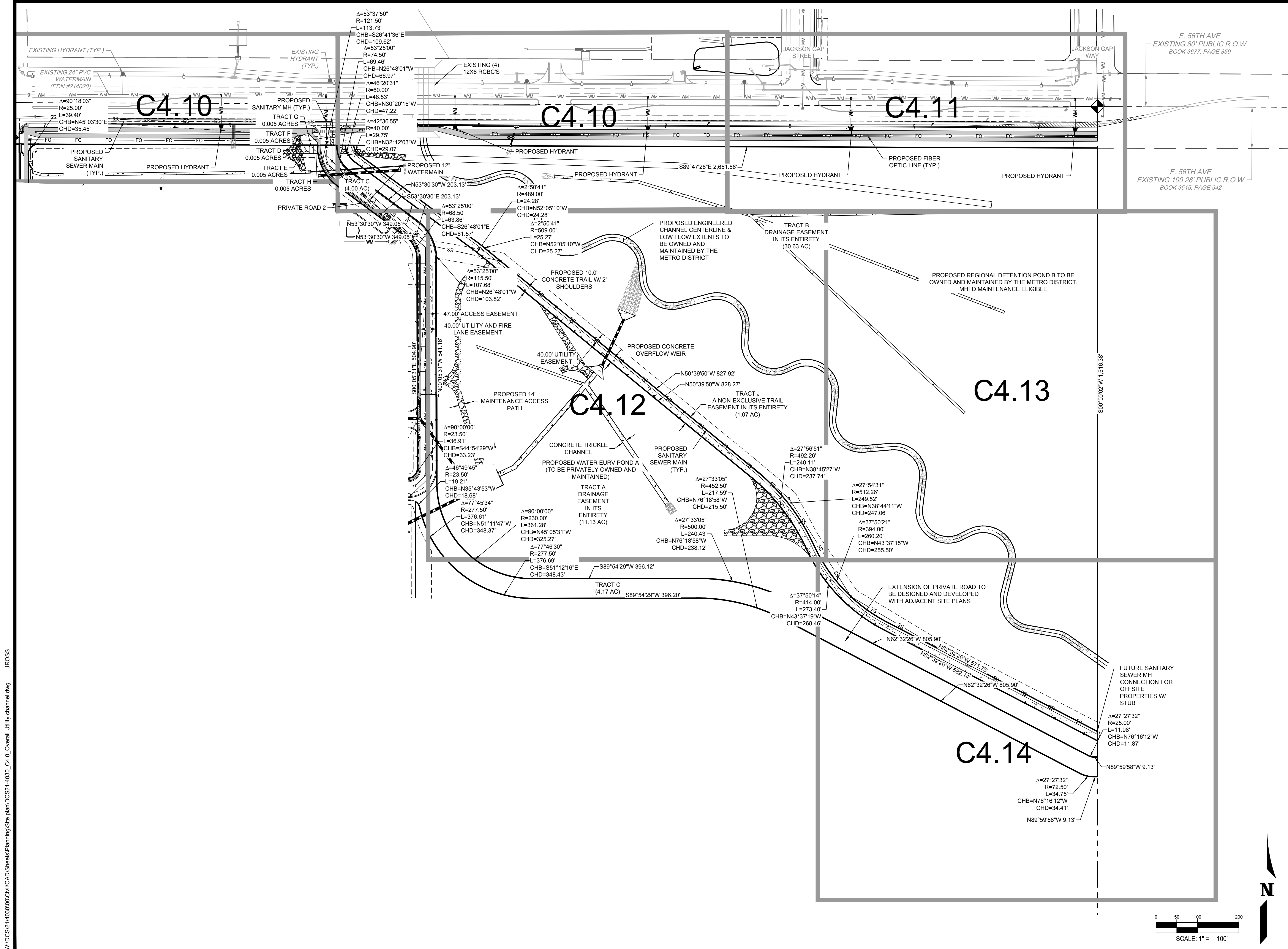
GRADING PLAN - CHANNEL

[illegible]

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C3.14
Sheet 32





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suite 320
denver, co 80209
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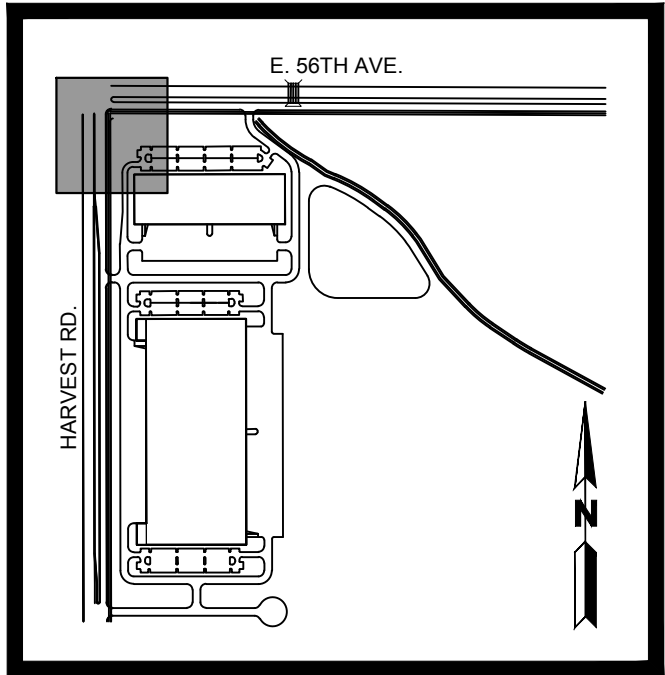
FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
OVERALL UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C4.1
Sheet 34



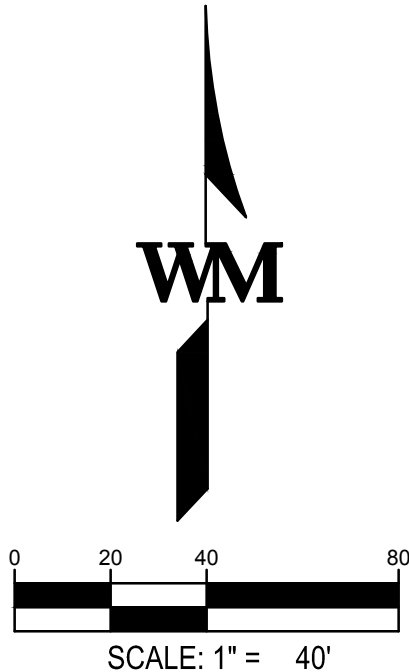
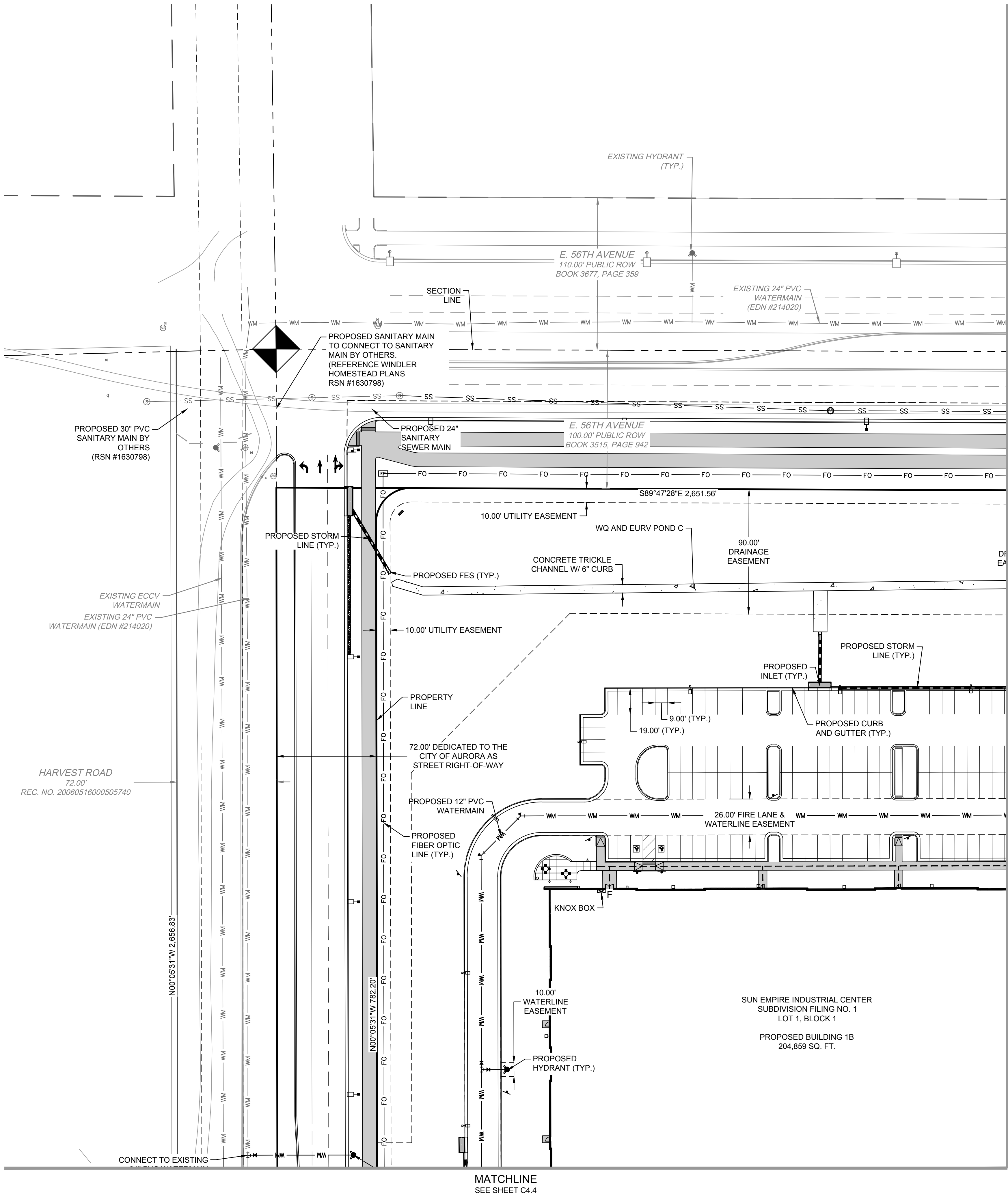
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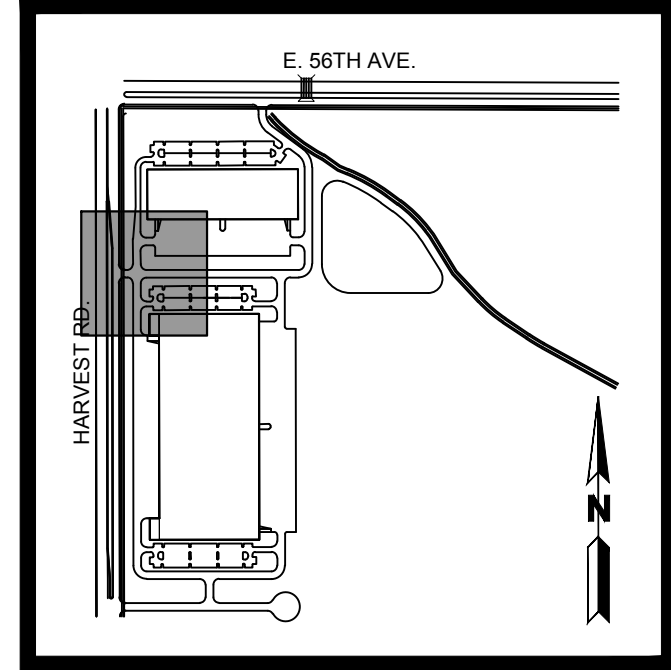
LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE

NOTES:

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- PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
- ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS PER AURORA WATER STANDARDS.
- ALL SANITARY MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER SERVICES AND CLEANOUTS ARE PRIVATE.
- CONTRACTOR TO PERFORM POT-HOLING PRIOR TO CONNECTING TO EXISTING UTILITIES.
- REFERENCE SUN EMPIRE SUBDIVISION FILING 1 PLAT FOR BEARING AND DISTANCES FOR TRACTS D, E, F, G, H, AND J.





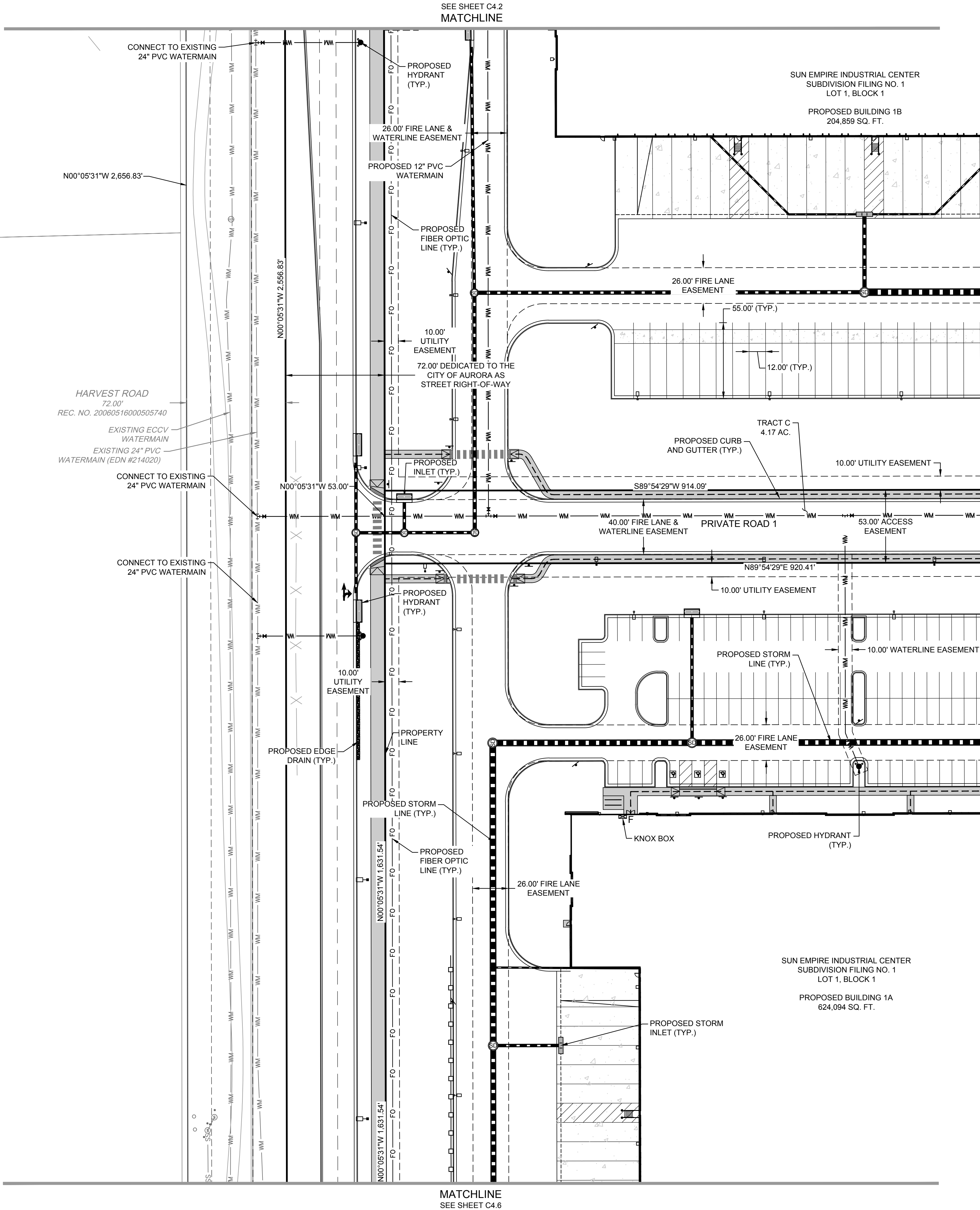
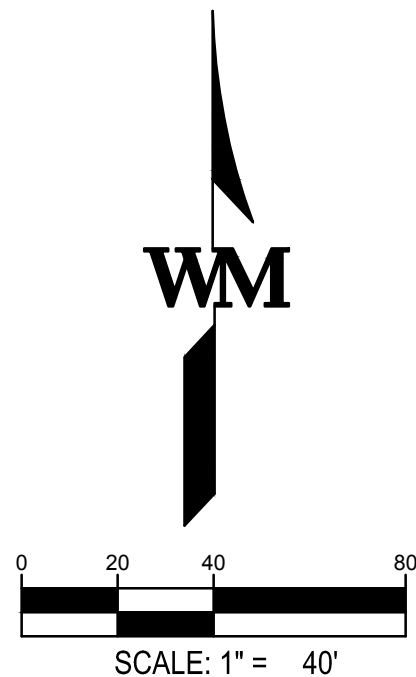
KEYMAP
1" = 1000'

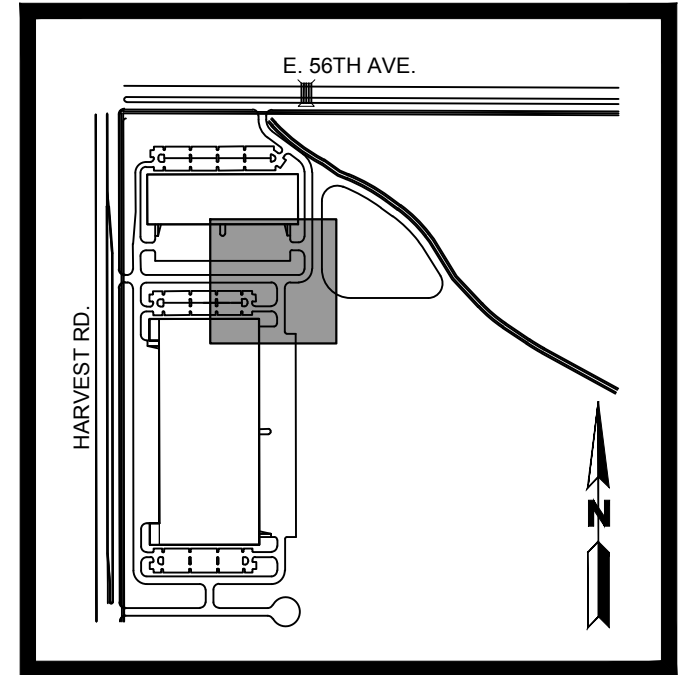
LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT
- PROPOSED WATER METER
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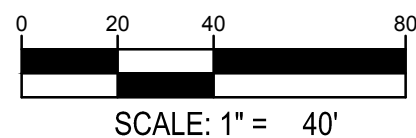
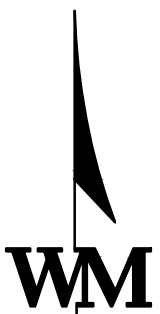
KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
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- PROPOSED EASEMENT
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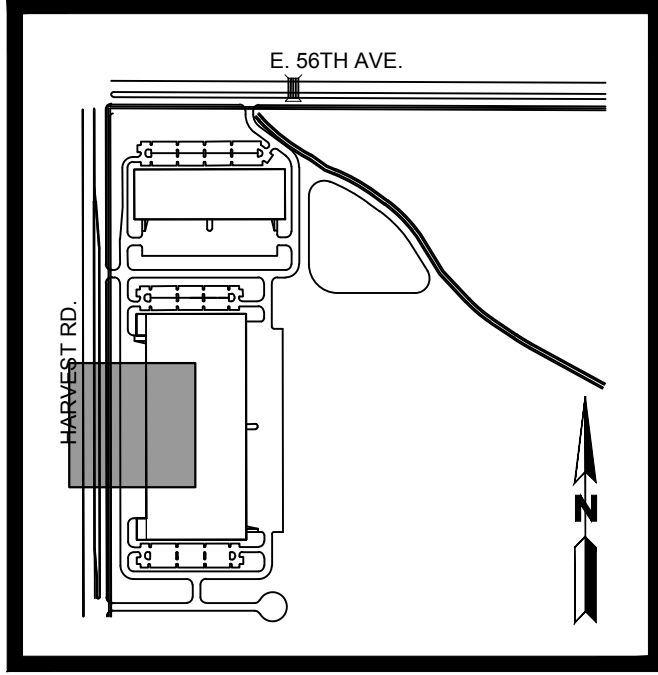
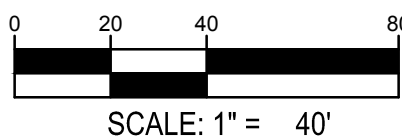
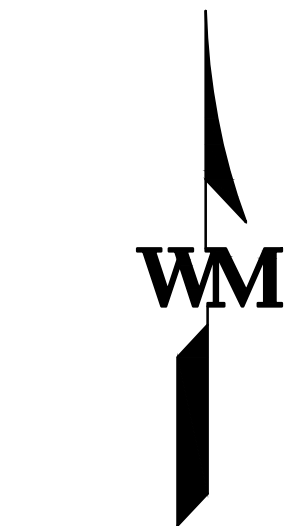
SEE SHEET C4.4
MATCHLINE

SEE SHEET C4.3
MATCHLINE

MATCHLINE
SEE SHEET C4.7

W:\DCS21\4030\00\Civil\CAD\Sheets\Planning\Site plan\DCS21-4030_C2_Utility plan.dwg JROSS

NOT FOR CONSTRUCTION



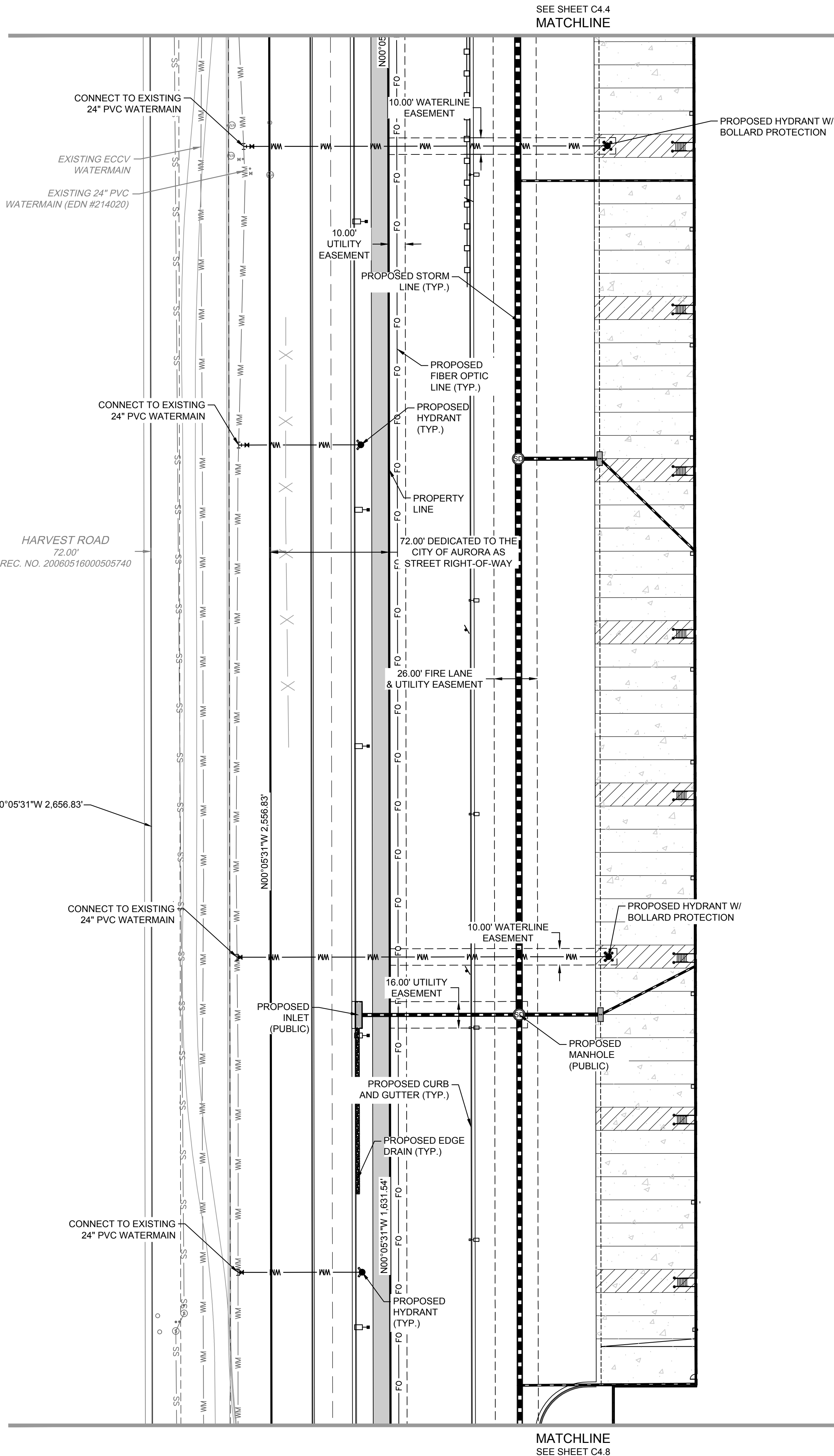
KEYMAP
1" = 1000'

LEGEND:

	PROPERTY LINE
	UTILITY CROSSING
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED WATERLINE & VALVE
	FIRE HYDRANT W/ BOLLARD PROTECTION
	FIRE HYDRANT
	PROPOSED WATER METER
	EXISTING WATERLINE & VALVE
	EXISTING FIRE HYDRANT
	EXISTING ELECTRIC LINE
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE

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7. ALL SANITARY MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER SERVICES AND CLEANOUTS ARE PRIVATE.
8. CONTRACTOR TO PERFORM POT-HOLING PRIOR TO CONNECTING TO EXISTING UTILITIES.
9. REFERENCE SUN EMPIRE SUBDIVISION FILING 1 PLAT FOR BEARING AND DISTANCES FOR TRACTS D, E, F, G, H, AND J.



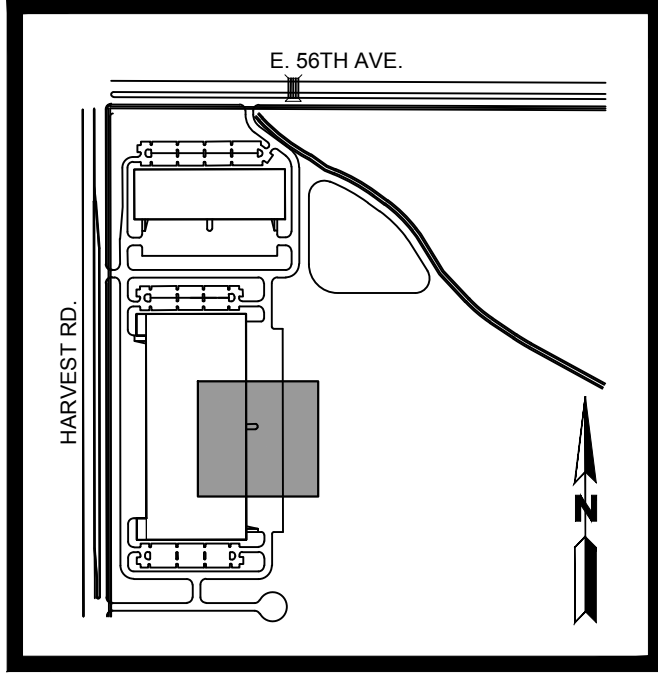
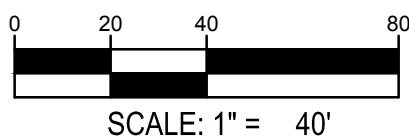
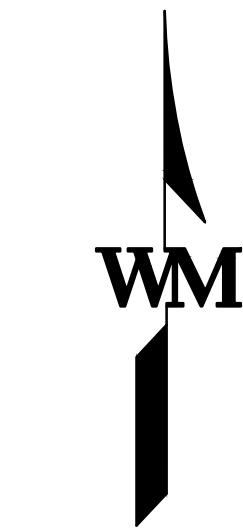
SUN EMPIRE INDUSTRIAL CENTER
SUBDIVISION FILING NO. 1
LOT 1, BLOCK 1

PROPOSED BUILDING 1A
624,094 SQ. FT.

MATCHLINE
SEE SHEET C4.7

SEE SHEET C4.4
MATCHLINE

MATCHLINE
SEE SHEET C4.8



KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE

NOTES:

1. ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
2. ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
3. KNOX BOXES WILL BE PROVIDED WHERE REQUIRED.
4. ALL FIRE ACCESS DOORS WILL PROVIDE A MASTER KEYED LOCKING DEVICE TO ALLOW FIRE DEPARTMENT ENTRY. A MASTER KEY TO ACCESS EACH FIRE DOOR WILL BE LOCATED IN EACH KNOX BOX REQUIRED FOR THE STRUCTURE.
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SEE SHEET C4.5
MATCHLINE

SANITARY
CONNECTION TO
BUILDING W/ 2-WAY
CLEANOUT

PROPOSED SANITARY
SEWER MAIN

PROPOSED 12" PVC
WATERMAIN

PROPOSED STORM
LINE

12" FIRE SERVICE
LINE (DIP) (PRIVATE)

PROPOSED DOMESTIC
SERVICE

PROPOSED FDC W/
APPROVED KNOX CAPS

KNOX BOX

PROPOSED FIRE RISER
ROOM W/ BACKFLOW
PREVENTER VALVE

PROPOSED WATER METER

PROPOSED TRANSFORMER
AND SWITCH GEAR

SUN EMPIRE INDUSTRIAL CENTER
SUBDIVISION FILING NO. 1
LOT 1, BLOCK 1

PROPOSED BUILDING 1A
624,094 SQ. FT.

PROPOSED DOLLY PAD

PROPOSED STORM
LINE (TYP.)

PROPOSED FES (TYP.)

PROPOSED CURB
AND GUTTER (TYP.)

PROPOSED DRAINAGE
EASEMENT

PROPOSED DRAINAGE
EASEMENT (TO BE
DEDICATED BY SEPARATE
DOCUMENT)

PROPOSED PROPERTY LINE

UNPLATTED

10.00'
UTILITY
EASEMENT

PROPOSED FES (TYP.)

MATCHLINE
SEE SHEET C4.9

SEE SHEET C4.6
MATCHLINE

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SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN
AURORA, COLORADO
UTILITY PLAN

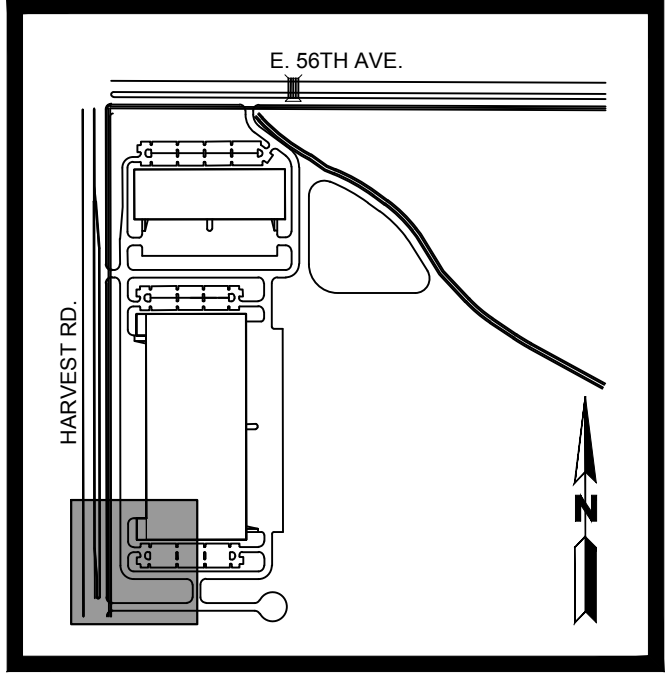
REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C4.8

Sheet 41

NOT FOR CONSTRUCTION



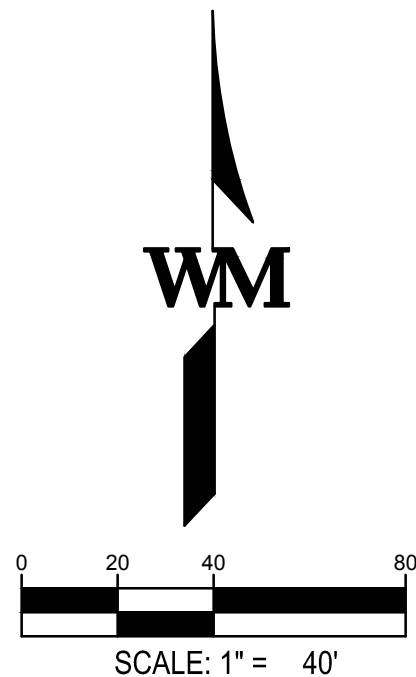
KEYMAP
1" = 1000'

LEGEND:

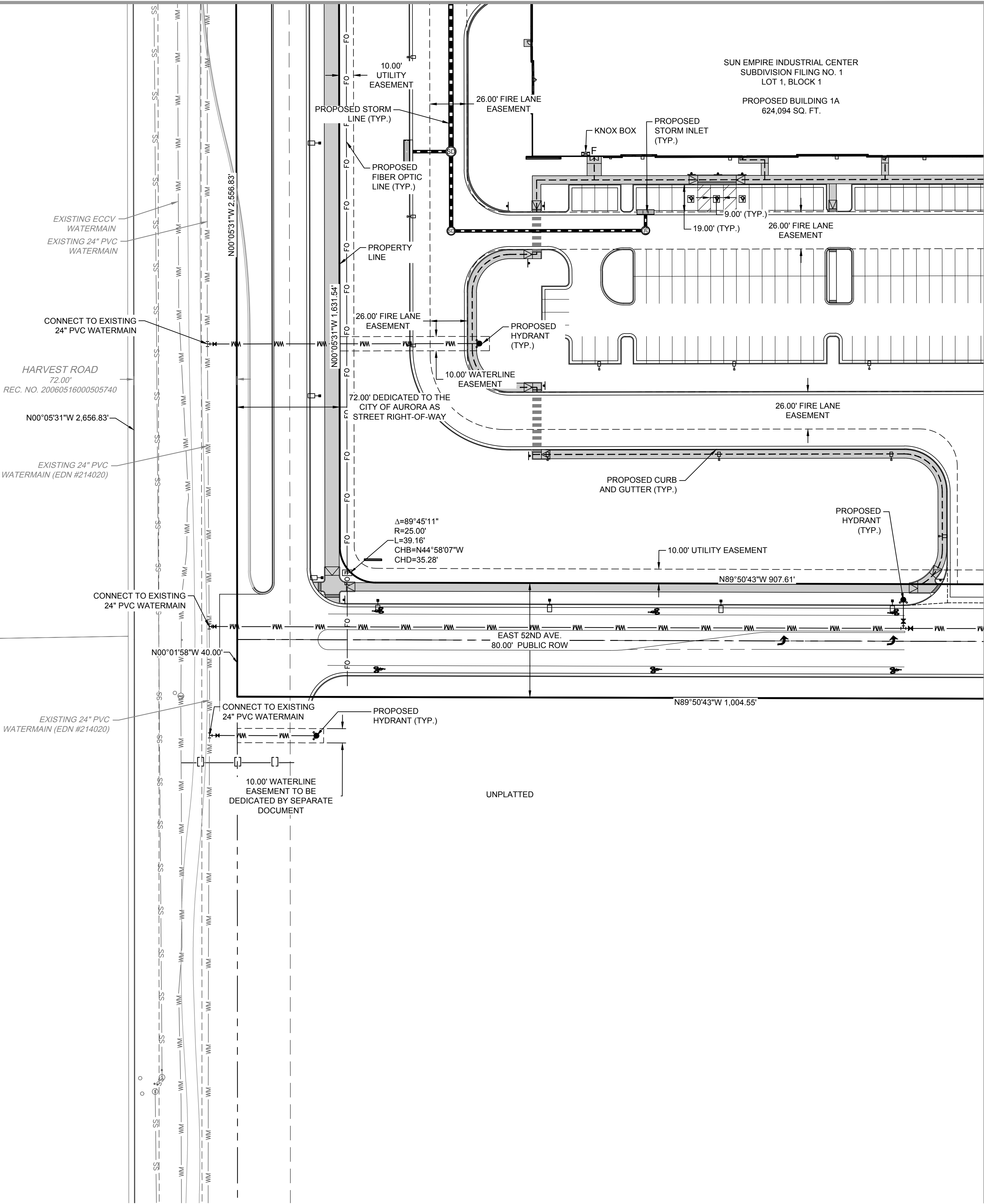
- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
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- FIRE HYDRANT
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE

NOTES:

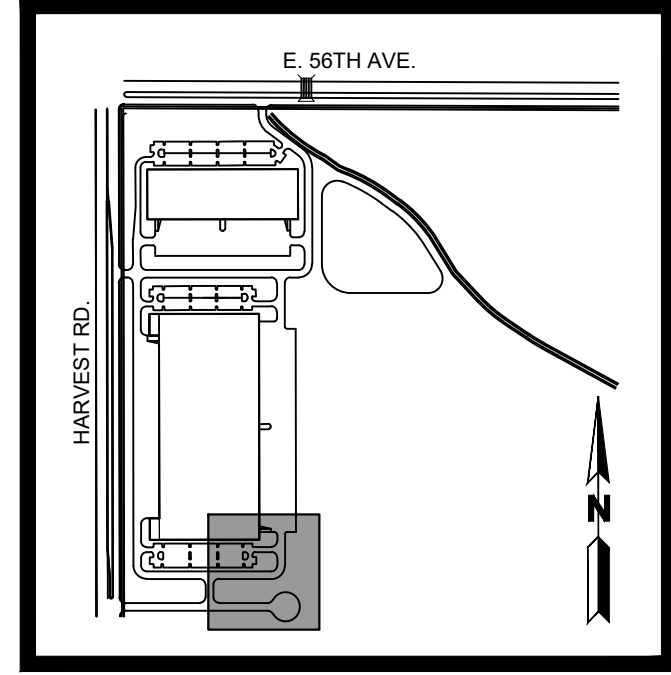
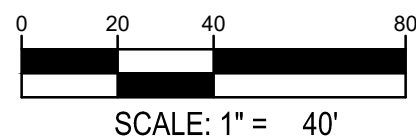
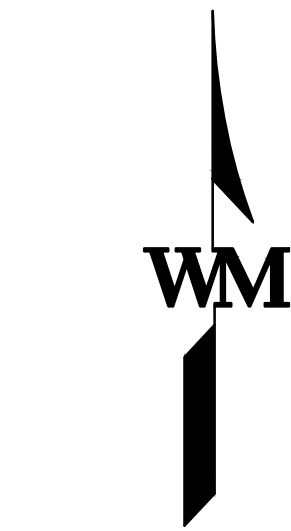
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SEE SHEET C4.6
MATCHLINE



SEE SHEET C4.9
MATCHLINE



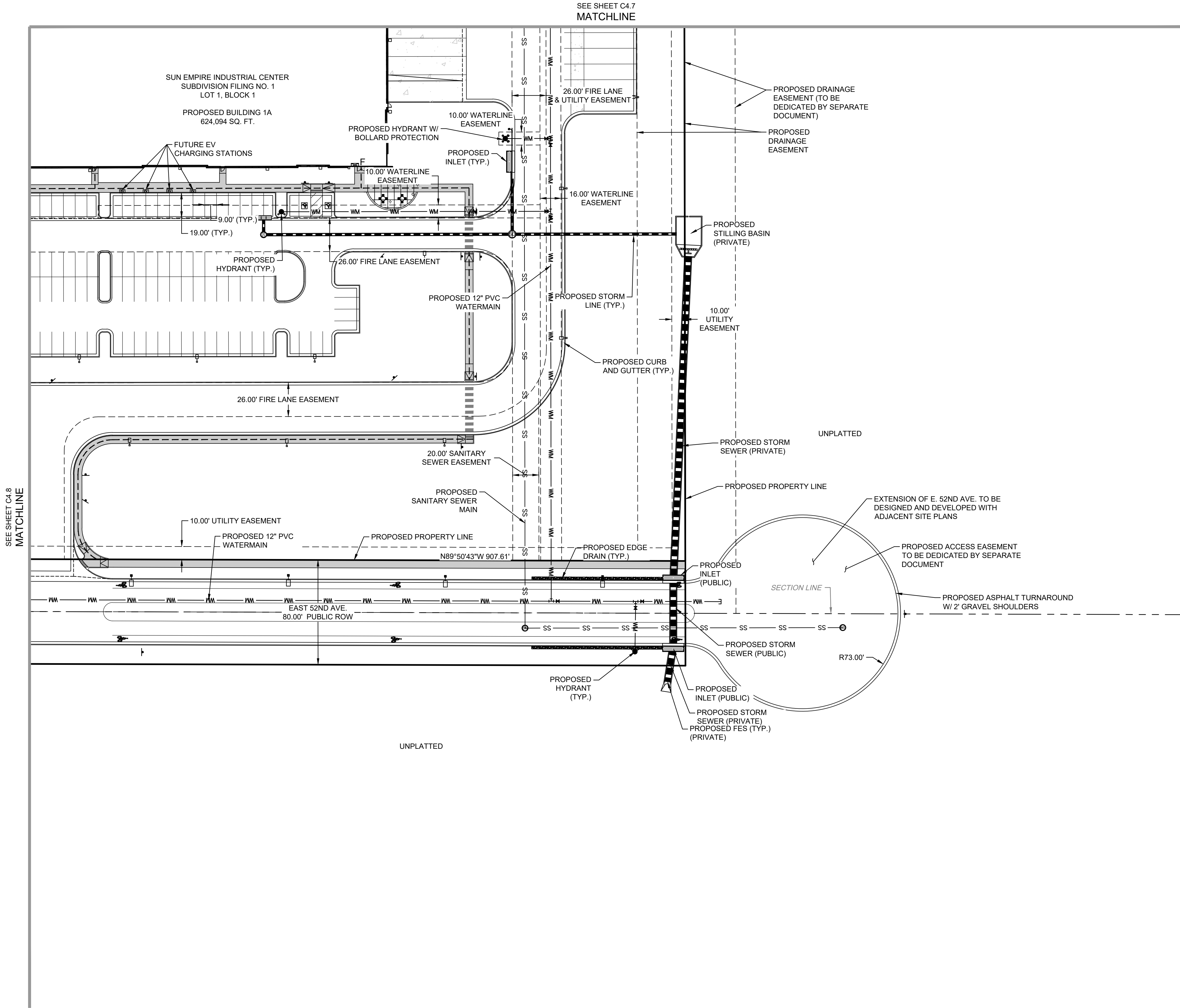
KEYMAP
1" = 1000'

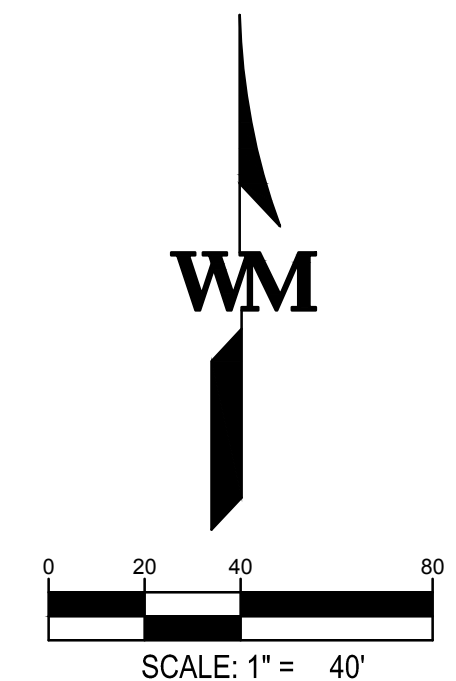
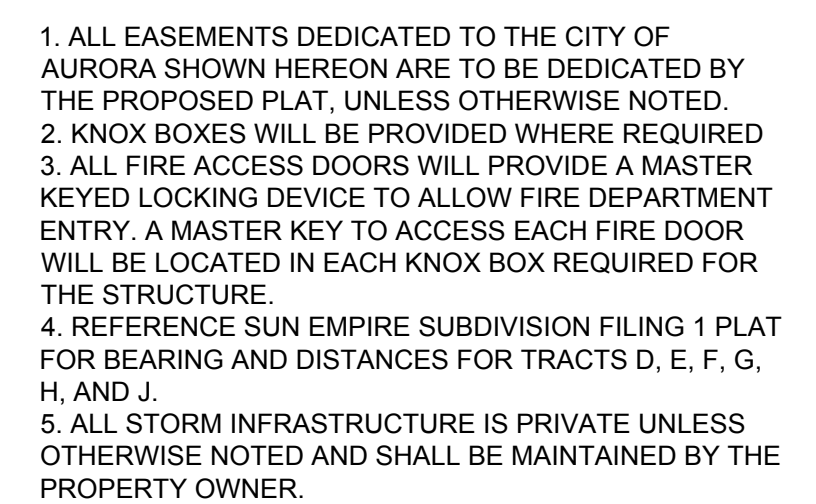
LEGEND:

	PROPERTY LINE
	UTILITY CROSSING
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED WATERLINE & VALVE
	FIRE HYDRANT W/ BOLLARD PROTECTION
	FIRE HYDRANT
	PROPOSED WATER METER
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	EXISTING ELECTRIC LINE
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	PROPOSED LIGHT POLE

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OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1

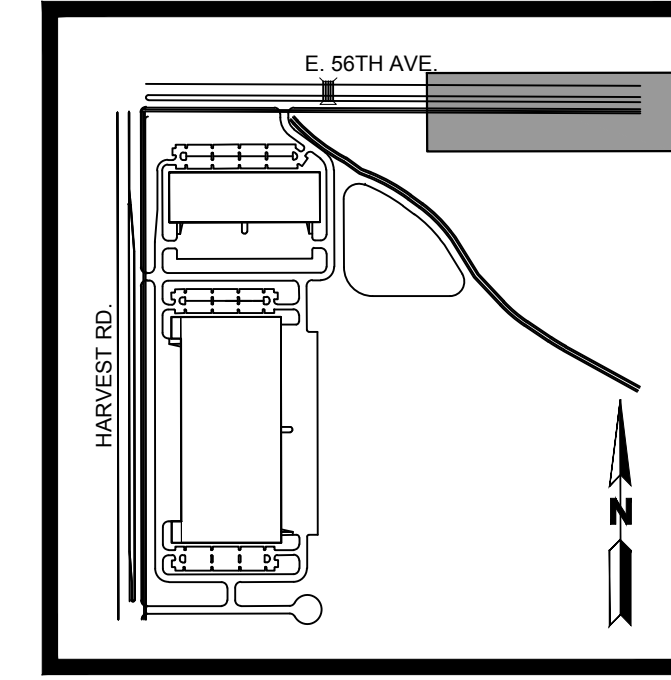
SITE PLAN
AURORA, COLORADO





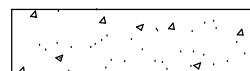



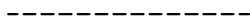










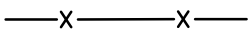
UTILITY PLAN

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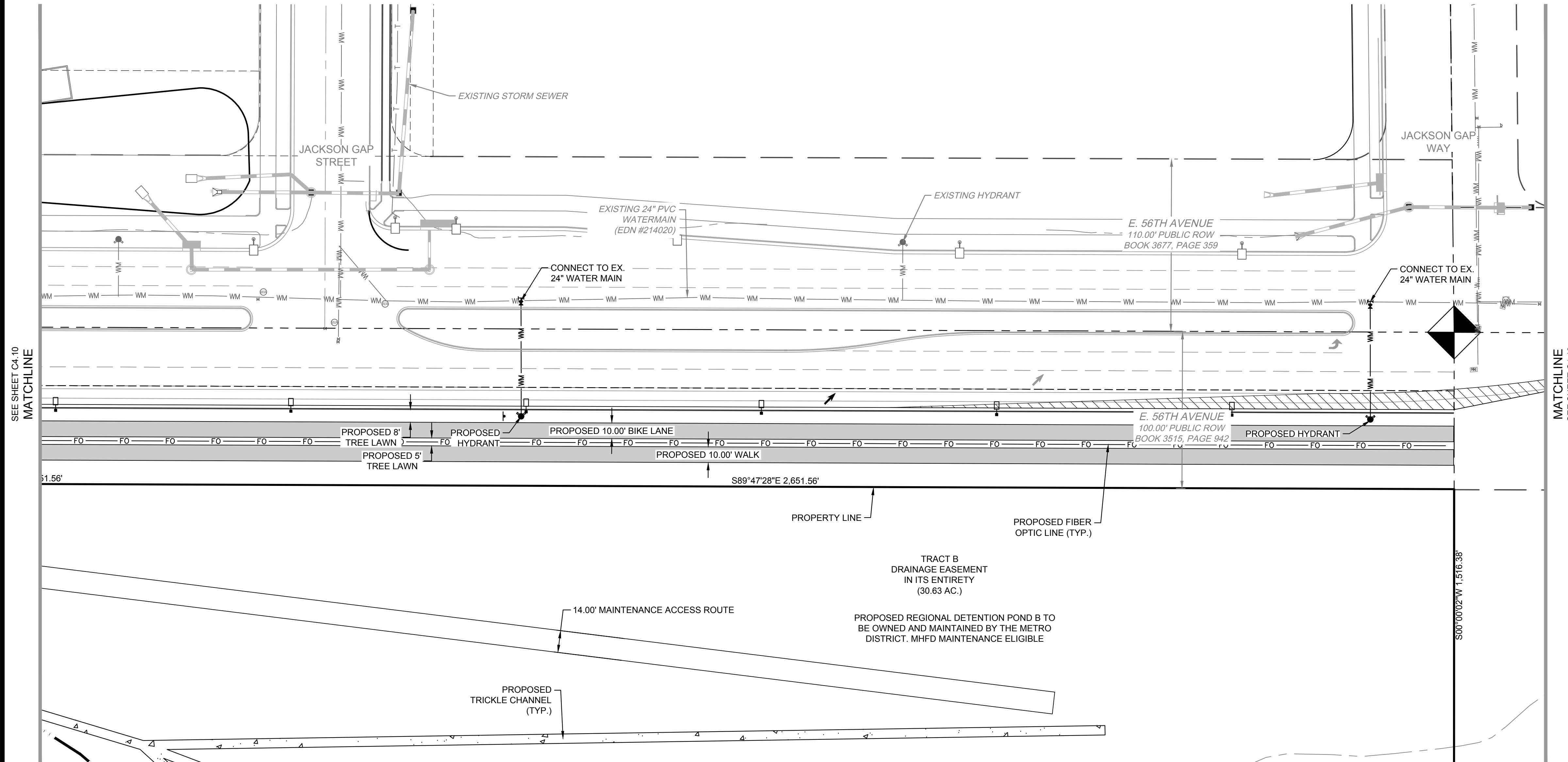
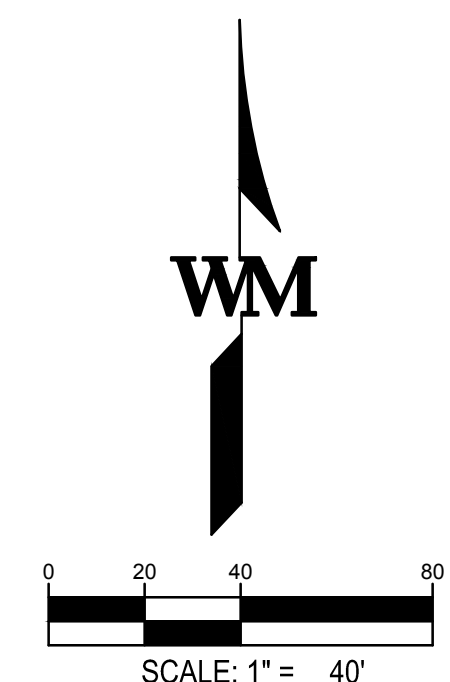
JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C4.11
Sheet 44



LEGEND:	
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED CONCRETE WALK
	EXISTING EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED FIRE LANE EASEMENT
	ICC ACCESSIBLE ROUTE
	PARKING COUNT
	PROPOSED FDC W/ APPROVED KNOX CAPS
	FIRE HYDRANT W/ BOLLARD PROTECTION
	FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED KNOX BOX
	FIRE ACCESS DOOR
	PROPOSED CURB RAMP
	PROPOSED FENCE

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W:\DCS21\4030\00\Civil\CAD\Sheets\Planning\Site plan\DCS21-4030_C4_0_Utility Plan - Pond and Channel.dwg JCARANO

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FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

AURORA, COLORADO

UTILITY PLAN - DETENTION POND

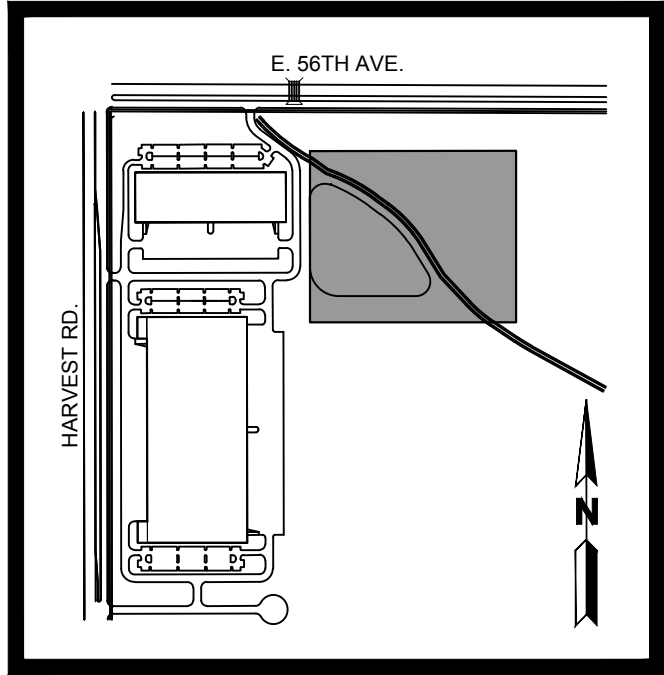
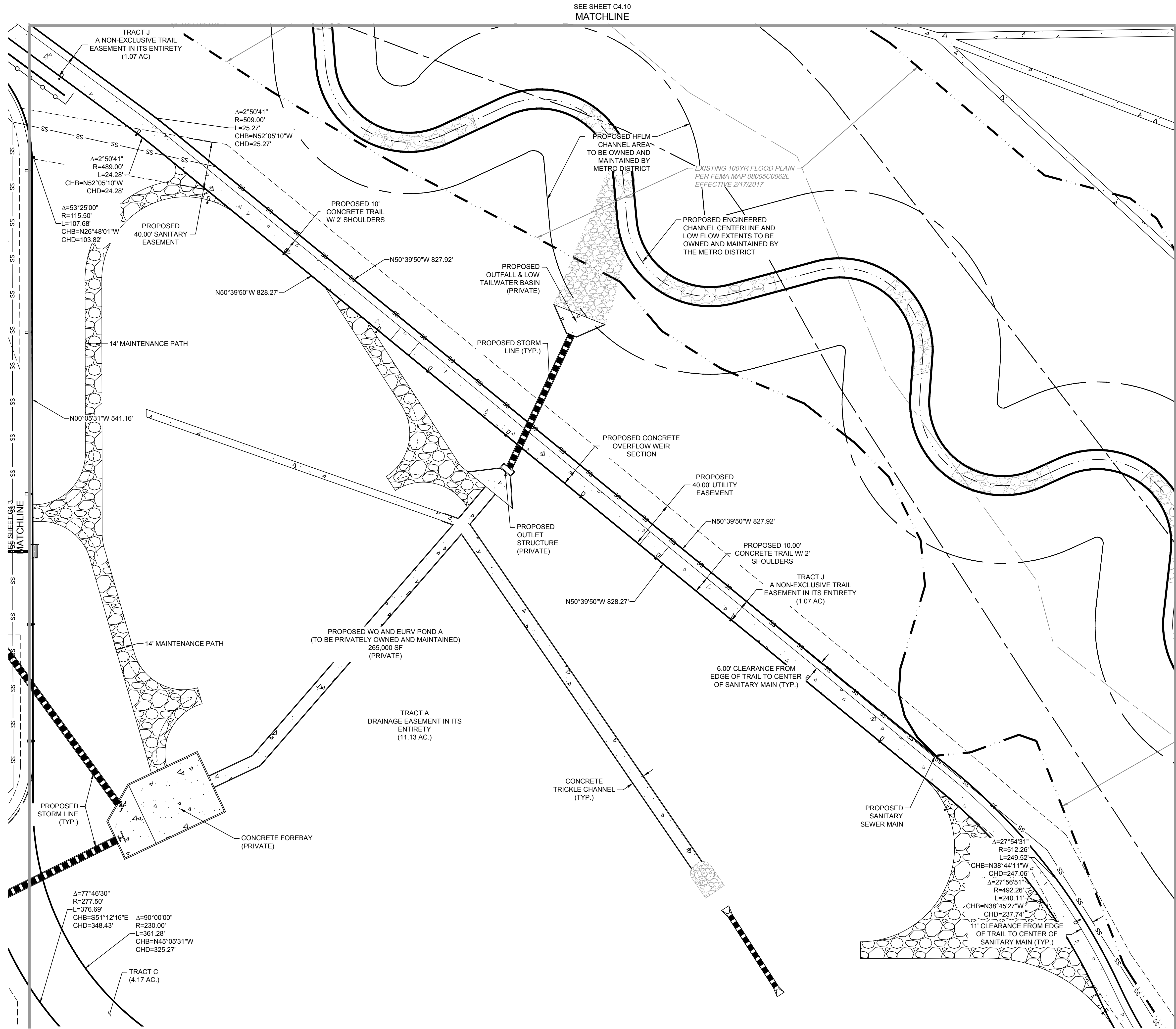
REMARKS

JOB NO.: DCS21-4030
PA / PM: TS
DESIGNED: JC
DATE: 03/11/2022
PLOT DATE: 03/10/2023

SHEET
C4.12
Sheet 45

NOT FOR CONSTRUCTION

W:\DCS21\4030\00\Civil\CAD\Sheets\Planning\Site plan\DCS21-4030_C4.12_Utility Plan - Pond and Channel.dwg JCARFANO



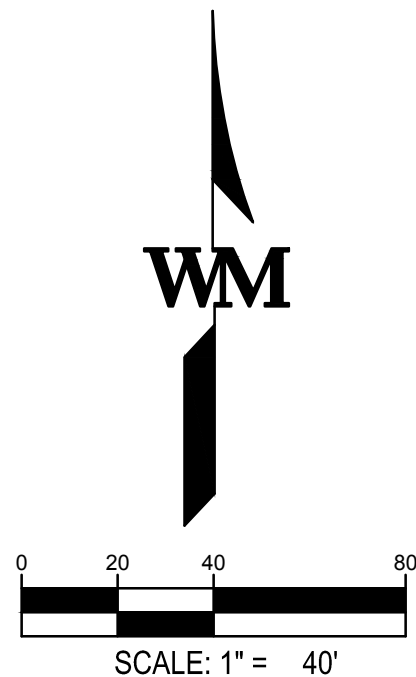
KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- PARKING COUNT
- PROPOSED FDC W/
APPROVED KNOX CAPS
- FIRE HYDRANT W/
BOLLARD PROTECTION
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED KNOX BOX
- FIRE ACCESS DOOR
- PROPOSED CURB RAMP
- PROPOSED FENCE

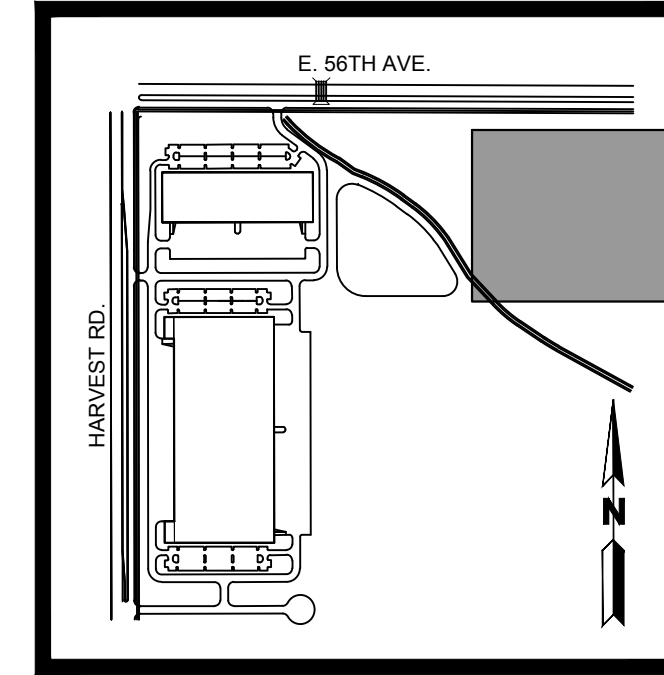
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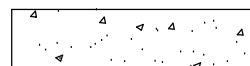
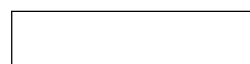














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JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023



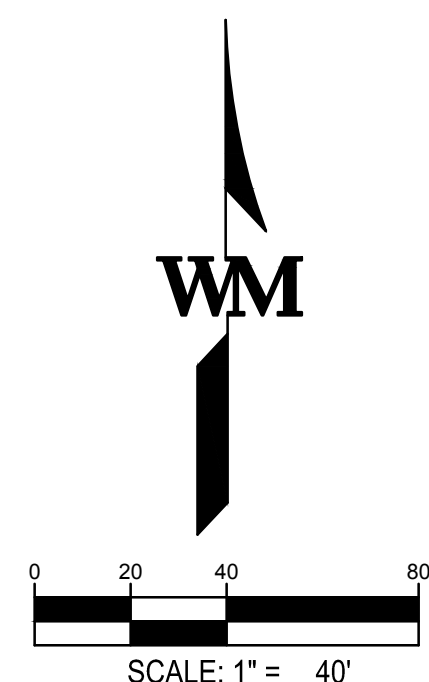
KEYMAP
1" = 1000'

LEGEND:

- | | |
|---|---------------------------------------|
|  | PROPERTY LINE |
|  | EXISTING RIGHT-OF-WAY LINE |
|  | EXISTING CURB & GUTTER |
|  | PROPOSED CURB & GUTTER |
|  | PROPOSED CONCRETE |
|  | PROPOSED ASPHALT |
|  | PROPOSED CONCRETE WALK |
|  | EXISTING EASEMENT |
|  | PROPOSED UTILITY EASEMENT |
|  | PROPOSED FIRE LANE EASEMENT |
|  | ICC ACCESSIBLE ROUTE |
|  | PARKING COUNT |
|  | PROPOSED FDC W/
APPROVED KNOX CAPS |
|  | FIRE HYDRANT W/
BOLLARD PROTECTION |
|  | FIRE HYDRANT |
|  | EXISTING FIRE HYDRANT |
|  | PROPOSED KNOX BOX |
|  | FIRE ACCESS DOOR |
|  | PROPOSED CURB RAMP |
|  | PROPOSED FENCE |

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SEE SHEET C4.11
MATCHLINE

MATCHLINE
SEE SHEET C4.14

W:\DCS214030\00\Civil\CAD\Sheets\Planning\Site plan\DCS21-4030_C4.0_Utility Plan - Pond and Channel.dwg JCARANO

SEE SHEET C4.12
MATCHLINE

SEE SHEET C4.12
MATCHLINE

MATCHLINE
SEE SHEET C4.14

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denver, co 80209
p 303.561.3333
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OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN
AURORA, COLORADO

UTILITY PLAN - CHANNEL

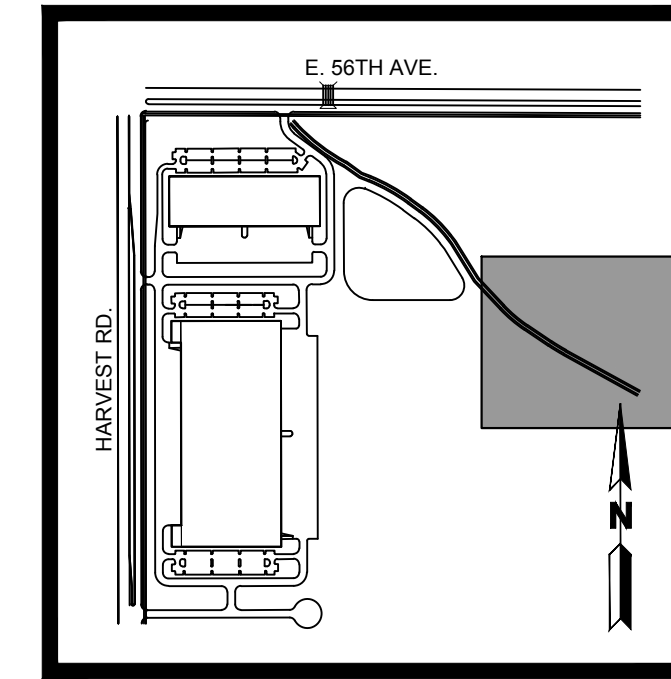
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JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023





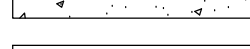
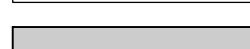












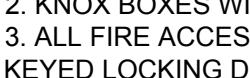

SHEET

C4.14

Sheet 47

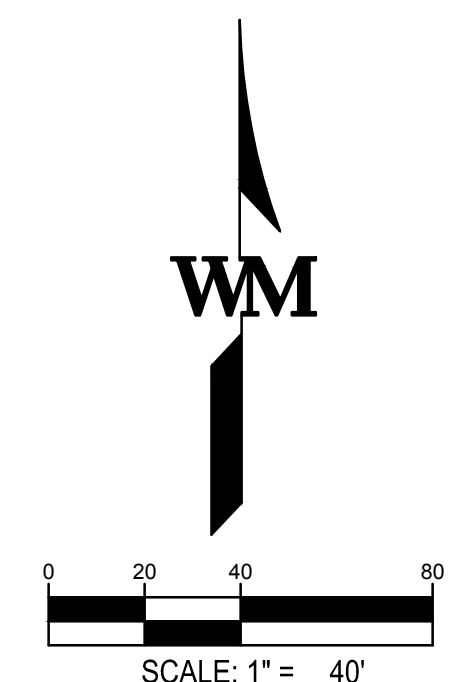


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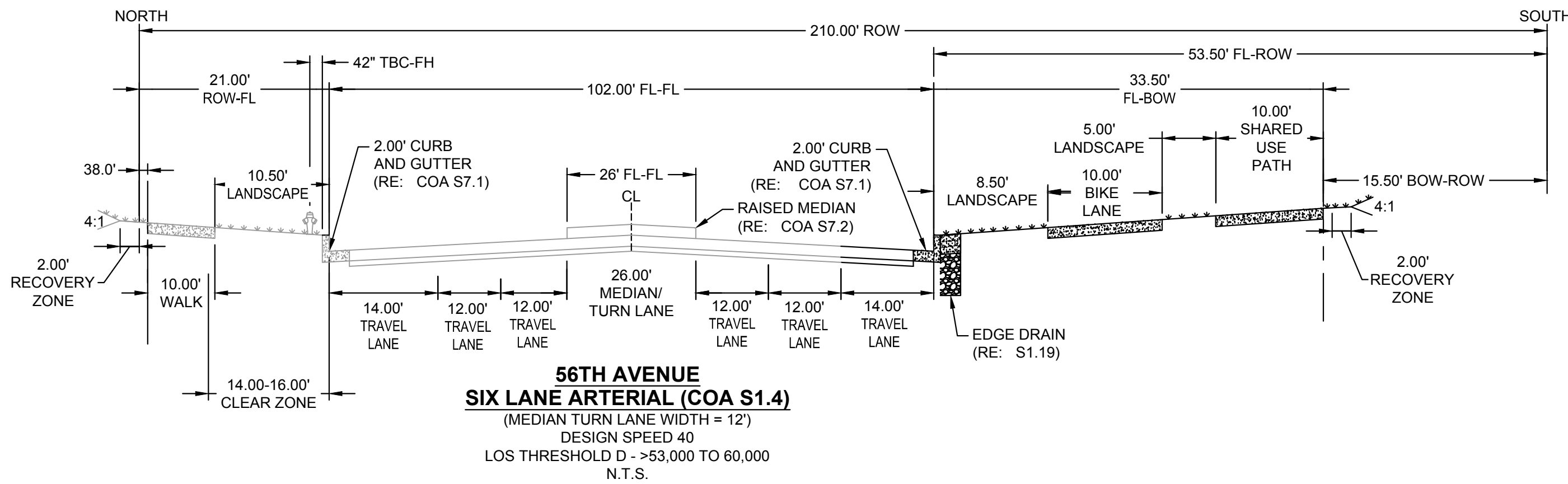
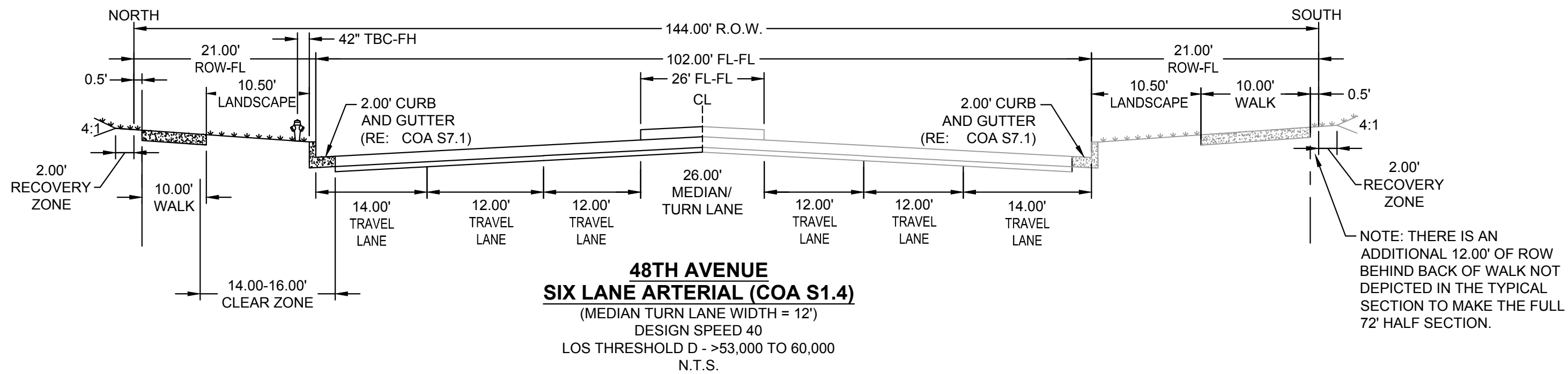
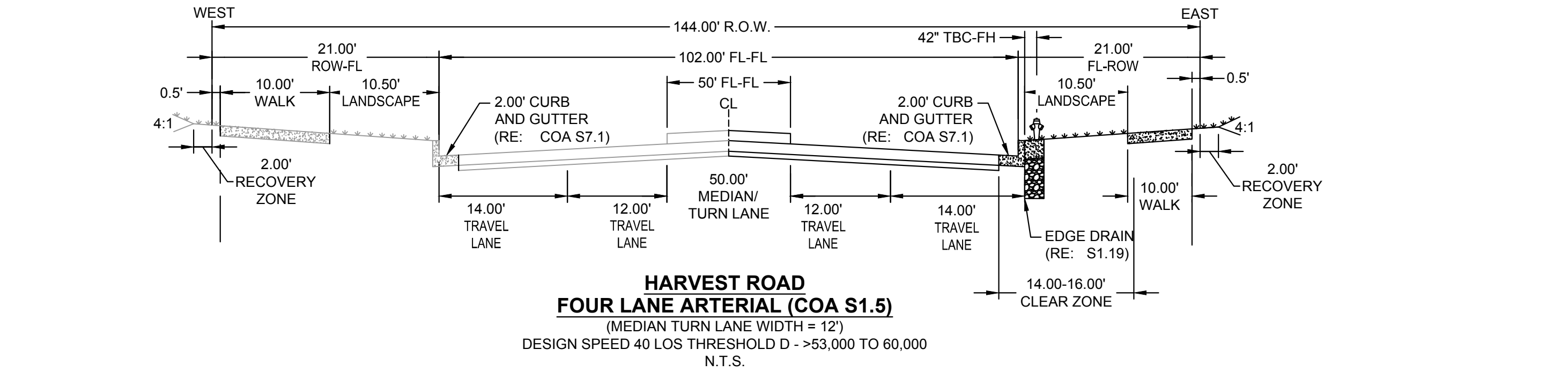
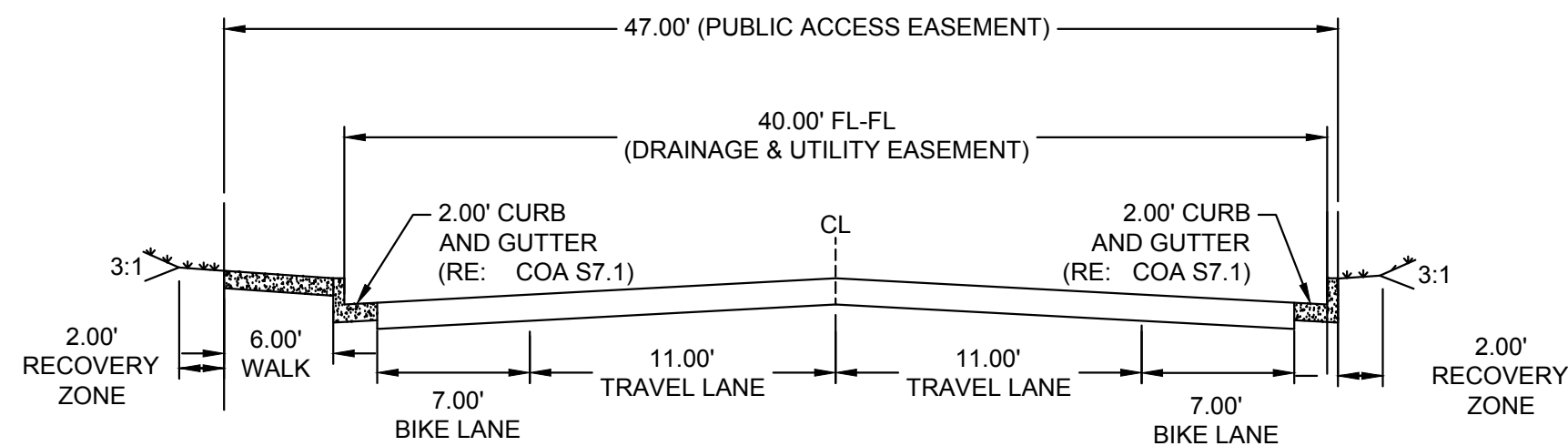
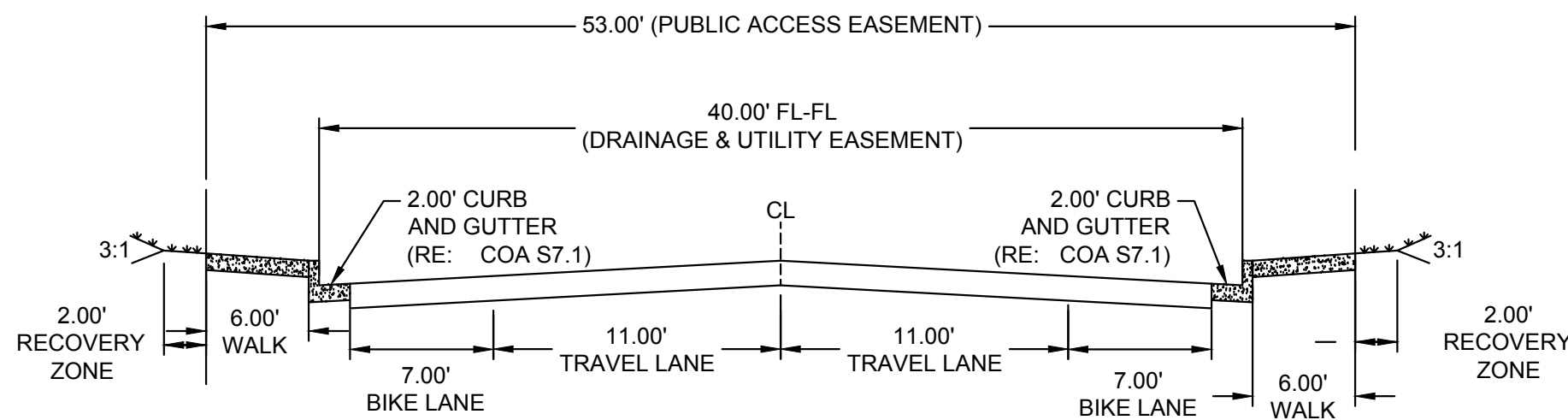
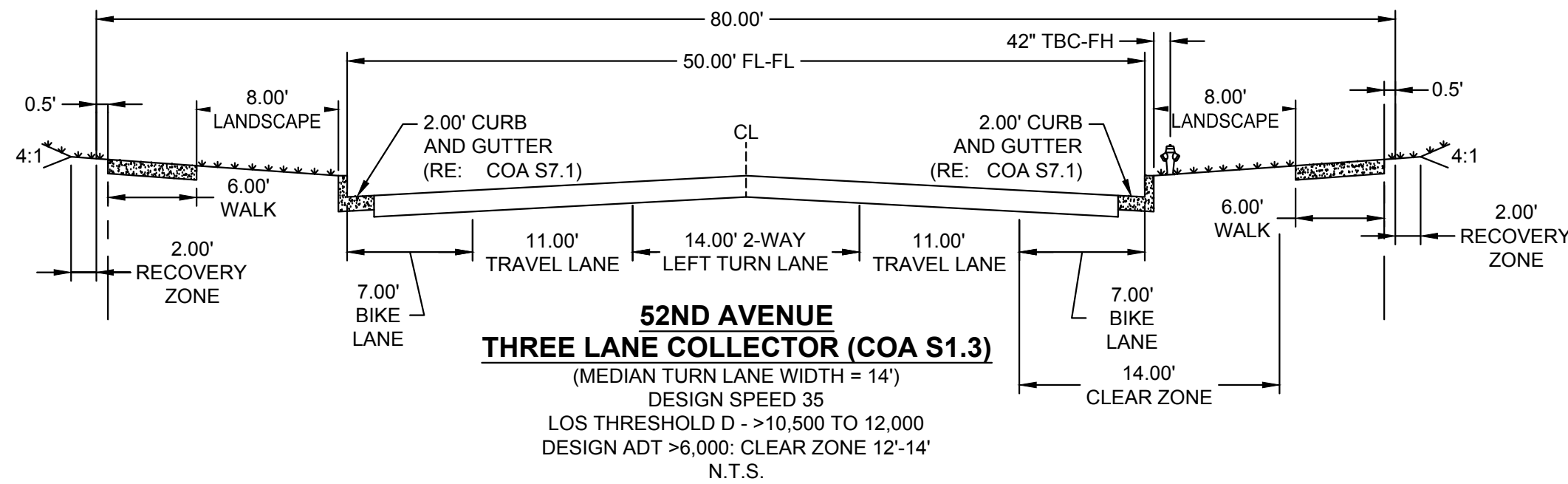
- | | |
|---|---------------------------------------|
|  | PROPERTY LINE |
|  | EXISTING RIGHT-OF-WAY LINE |
|  | EXISTING CURB & GUTTER |
|  | PROPOSED CURB & GUTTER |
|  | PROPOSED CONCRETE |
|  | PROPOSED ASPHALT |
|  | PROPOSED CONCRETE WALK |
|  | EXISTING EASEMENT |
|  | PROPOSED UTILITY EASEMENT |
|  | PROPOSED FIRE LANE EASEMENT |
|  | ICC ACCESSIBLE ROUTE |
|  | PARKING COUNT |
|  | PROPOSED FDC W/
APPROVED KNOX CAPS |
|  | FIRE HYDRANT W/
BOLLARD PROTECTION |
|  | FIRE HYDRANT |
|  | EXISTING FIRE HYDRANT |
|  | PROPOSED KNOX BOX |
|  | FIRE ACCESS DOOR |
|  | PROPOSED CURB RAMP |
|  | PROPOSED FENCE |

NOTES:

1. ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
2. KNOX BOXES WILL BE PROVIDED WHERE REQUIRED
3. ALL FIRE ACCESS DOORS WILL PROVIDE A MASTER KEYED LOCKING DEVICE TO ALLOW FIRE DEPARTMENT ENTRY. A MASTER KEY TO ACCESS EACH FIRE DOOR WILL BE LOCATED IN EACH KNOX BOX REQUIRED FOR THE STRUCTURE.
4. REVISIONS TO THE EMPIRE SUBDIVISION FILING 1 PLAT FOR BEARING AND DISTANCES FOR TRACTS D, E, F, G, H, AND J.
5. ALL STORM INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.



W:\DCS21\4030\00\Civil\CAD\Sheets\Planning\Site plan\DCS21-4030_C4.0_Utility Plan - Pond and Channel.dwg JCARANO



W:\DCS21\4030\00\Civil\CAD\Sheets\Planning\Site plan\DCS21-4030_C5.1_Detail Sheet.dwg -ICARANO

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

FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN
AURORA, COLORADO
TYPICAL ROADWAY SECTIONS

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

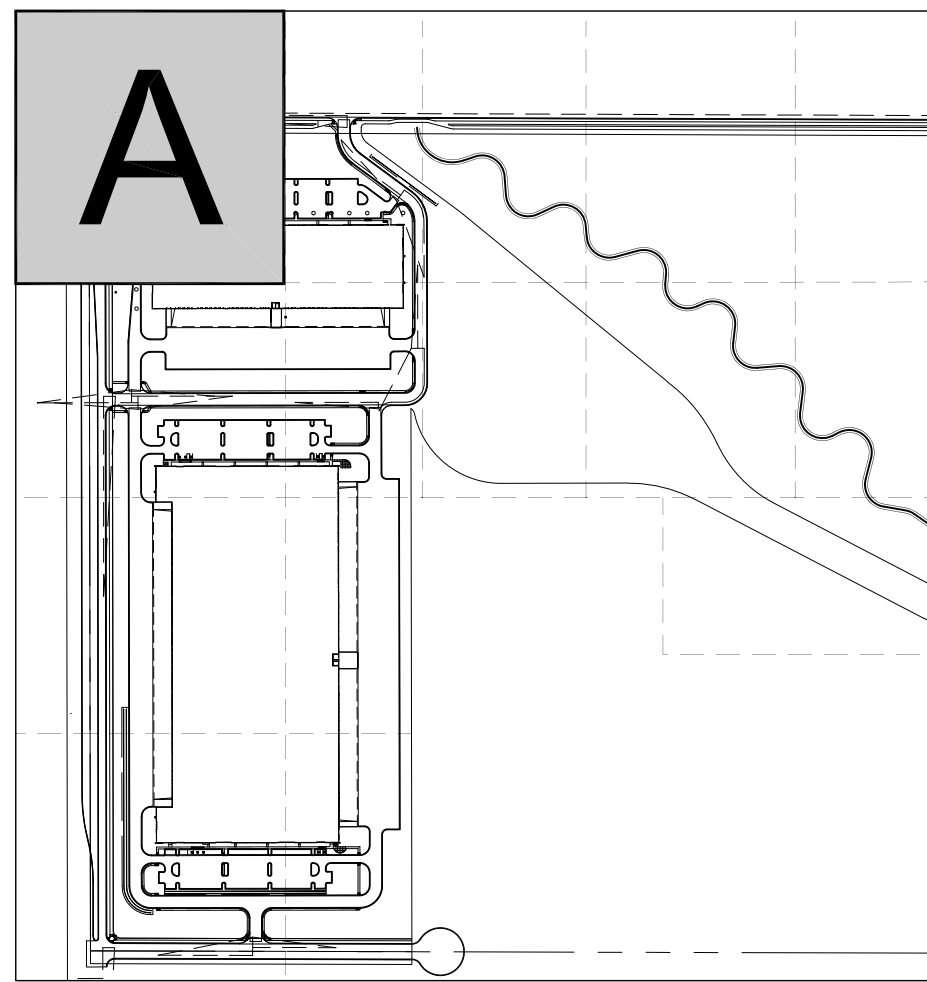
SHEET
C5.1
Sheet 49

NOT FOR CONSTRUCTION

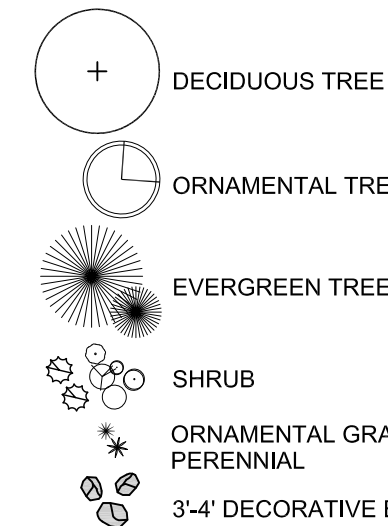
NO.	DATE	REMARKS
2	6/3/22	Second Submittal
3	7/11/22	Third Submittal
4	9/13/22	Fourth Submittal
5	11/9/22	Fifth Submittal
6	12/14/22	Sixth Submittal
7	2/9/23	Seventh Submittal
8	3/10/23	Eighth Submittal
9	10/23/2024	Amendment 1 - Sign Height Revision

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	10/23/2024

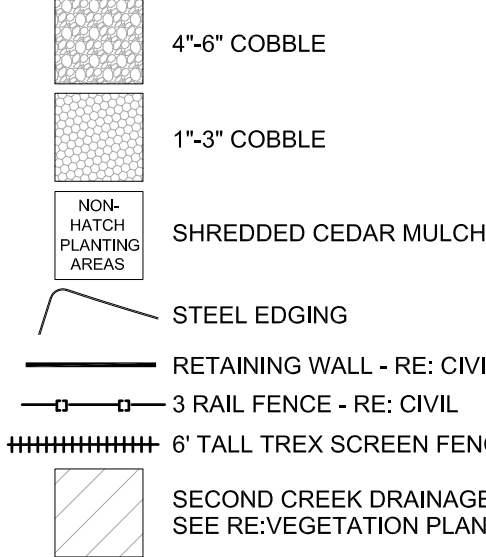
KEY MAP



LANDSCAPE LEGEND:



COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.
NATIVE SEED MIX (ZONE 2) NON-IRRIGATED			
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.
RIPARIAN SEED MIX			
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.



NOTES

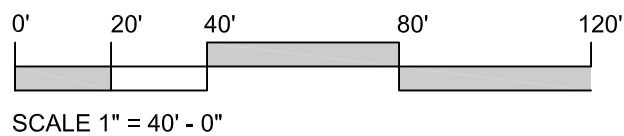
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'
- SEE SHEET 65 FOR PLANT MATERIAL SCHEDULE
- 56TH AVENUE LANDSCAPE MEDIANS TO BE OWNED AND MAINTAINED BY PROS - MEDIAN DESIGNED AND INSTALLED BY ADJACENT DEVELOPER
- HARVEST ROAD MEDIAN TO BE OWNED AND MAINTAINED BY PROS - DESIGNED AND INSTALLED BY PROPERTY OWNER THROUGH A SEPARATE PROS SUBMITTAL AND APPROVAL PROCESS.

56th Avenue

Harvest Road

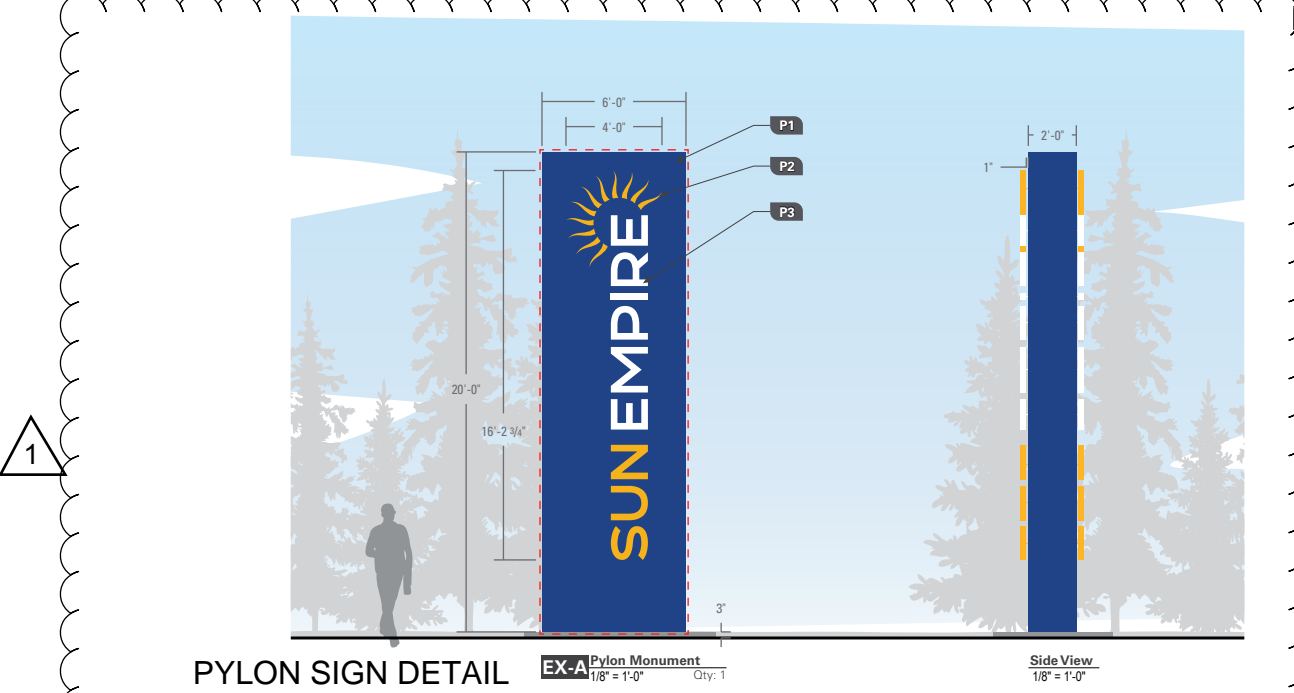
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LANDSCAPE PLAN 'A'

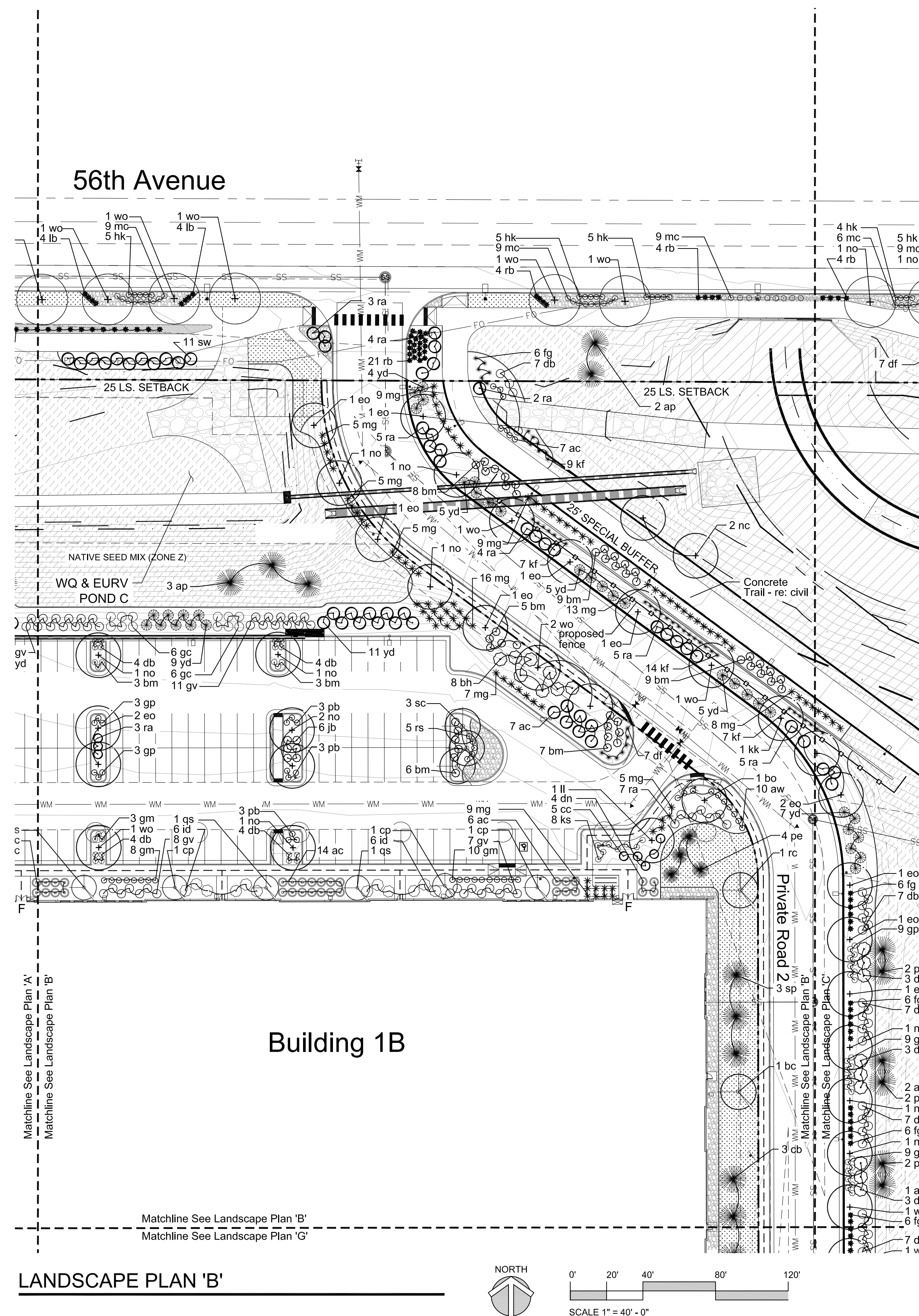


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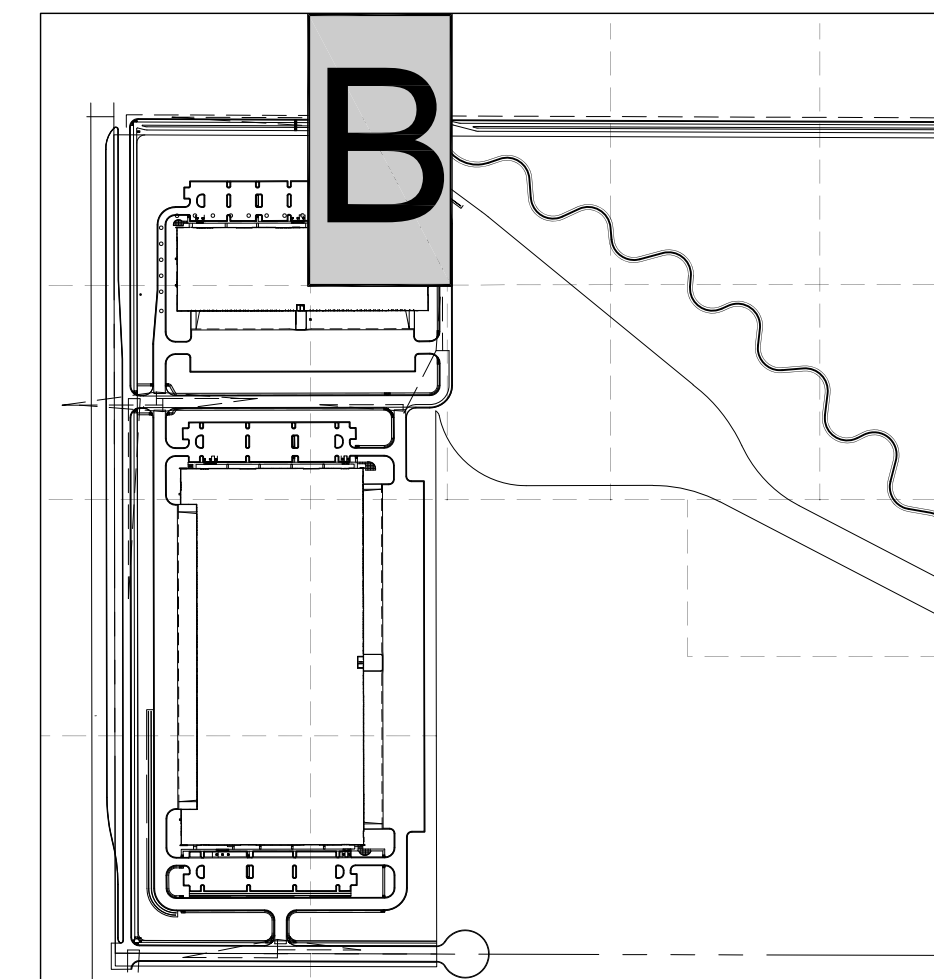
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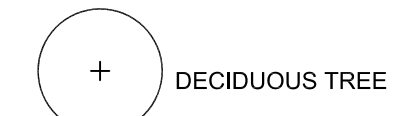
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KEY MAP



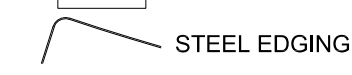
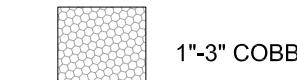
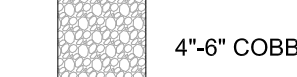
LANDSCAPE LEGEND:



ENHANCED NATIVE SEED MIX (IRRIGATED)			
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOTELOUA CRISPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOTELOUA GRACILIS	30%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED			
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELLOA GRACILIS	25%	1.8 LBS.
SAND DROPSIED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOTS GRAMA	BOUTELLOA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SUMTHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELLOA DACTYLOIDES	10%	10.7 LBS.
INLAND SLATGRASS	DISTICHIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GALLIARDIA ARISTATA	1%	0.5 LBS.
PRAIRIE CORNFLOWER	RATIBIDA COLUMNFERTA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOULETELUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOTS GRAMA	BOULETELUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.



NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'
2. SEE SHEET 65 FOR PLANT MATERIAL SCHEDULE
3. 56TH AVENUE LANDSCAPE MEDIANS TO BE OWNED AND MAINTAINED BY PROS - MEDIAN DESIGNED AND INSTALLED BY ADJACENT DEVELOPER
4. HARVEST ROAD MEDIAN TO BE OWNED AND MAINTAINED BY PROS - DESIGNED AND INSTALLED BY PROPERTY OWNER THROUGH A SEPARATE PROS SUBMITTAL AND APPROVAL PROCESS.

STACK  **ot**

5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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

FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'B'

NO.	DATE	REMARKS
2	6/3/22	Second Submittal
3	7/11/22	Third Submittal
4	9/13/22	Fourth Submittal
5	11/9/22	Fifth Submittal
6	12/14/22	Sixth Submittal
7	2/9/23	Seventh Submittal
8	3/10/23	Eighth Submittal

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

QUIET

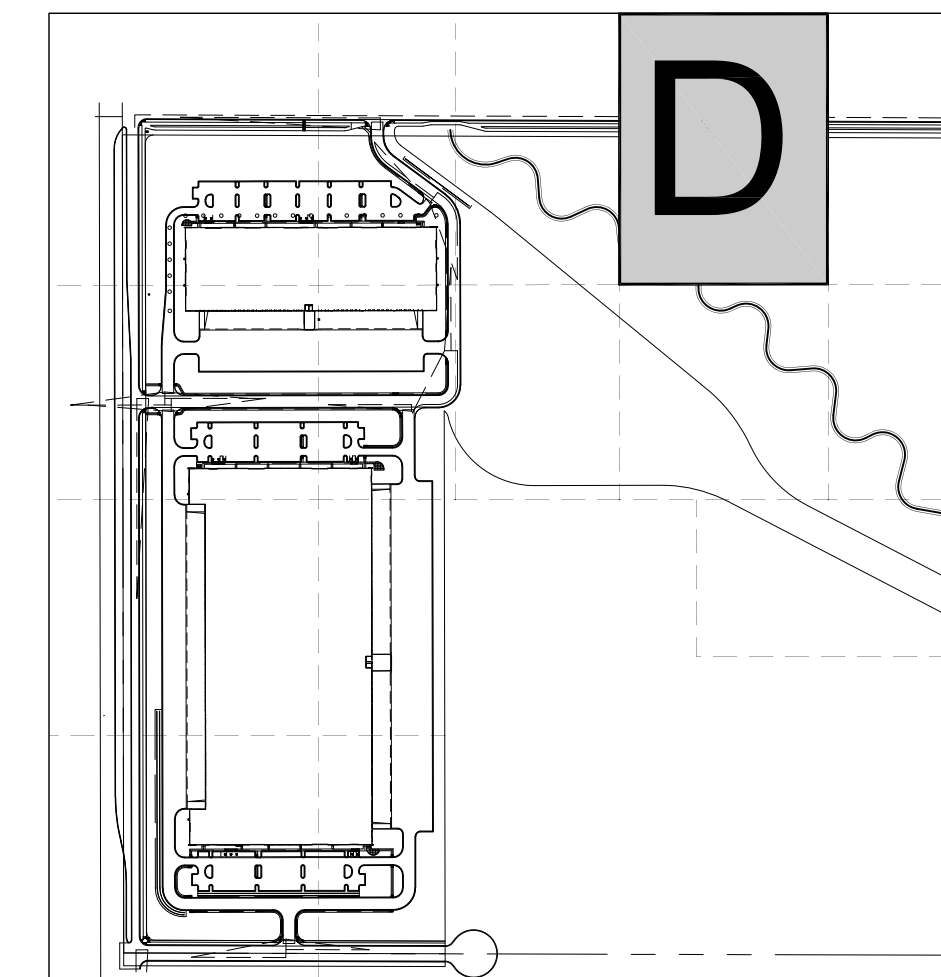
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Sheet 51 of 86

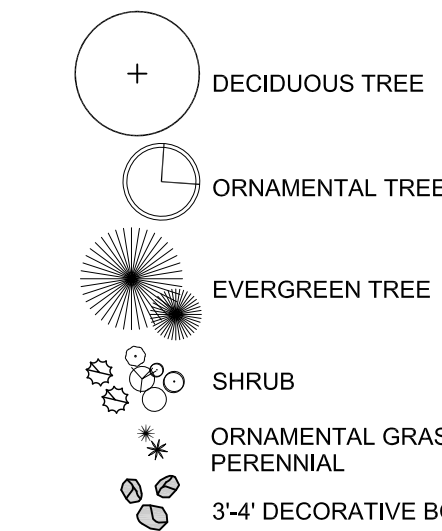
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SUN EMPIRE INDUSTRIAL 2022-6022-00

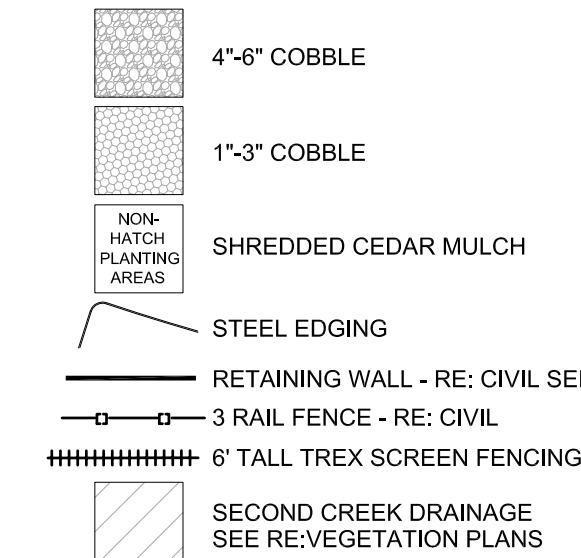
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DATE:	



LANDSCAPE LEGEND:

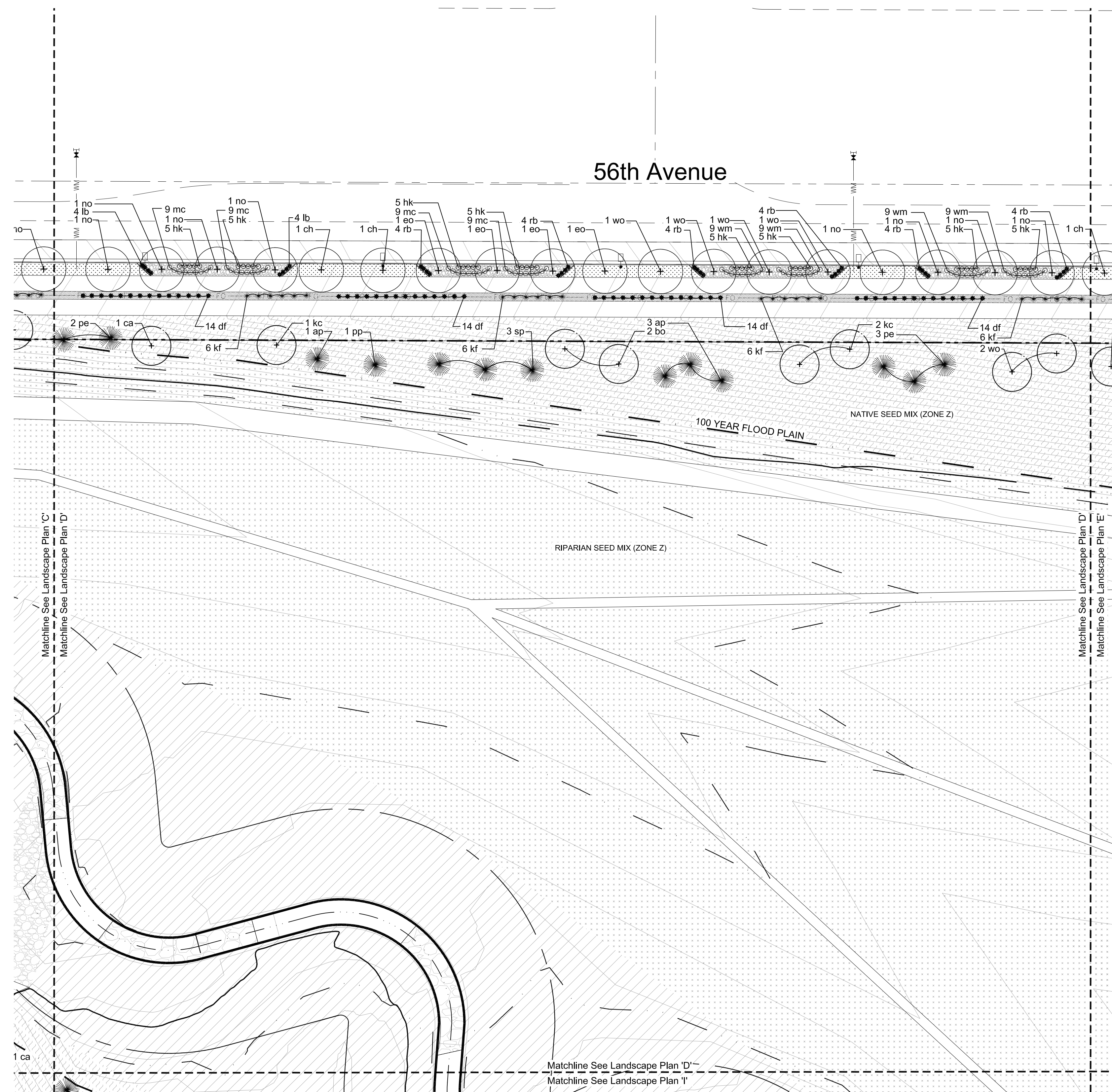


ENHANCED NATIVE SEED MIX (IRRIGATED)			
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OTS GRAMA	BOUTELOU CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOU GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.
NATIVE SEED MIX (ZONE 2) NON-IRRIGATED			
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOU GRACILIS	25%	1.8 LBS.
SAND DROPSOED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOTS GRAMA	BOUTELOU CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOU DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
RAPIRE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.
RIPARIAN SEED MIX			
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOU GRACILIS	20%	1.5 LBS.
SAND DROPSOED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	4.7 LBS.
SIDEOTS GRAMA	BOUTELOU CURPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.



NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10" SEE SHEET 65 FOR PLANT MATERIAL SCHEDULE
2. 56TH AVENUE LANDSCAPE MEDIANS TO BE OWNED AND MAINTAINED BY PROS - MEDIAN DESIGNED AND INSTALLED BY ADJACENT DEVELOPER
4. HARVEST ROAD MEDIAN TO BE OWNED AND MAINTAINED BY PROS - DESIGNED AND INSTALLED BY PROPERTY OWNER THROUGH A SEPARATE PROS SUBMITTAL AND APPROVAL PROCESS.

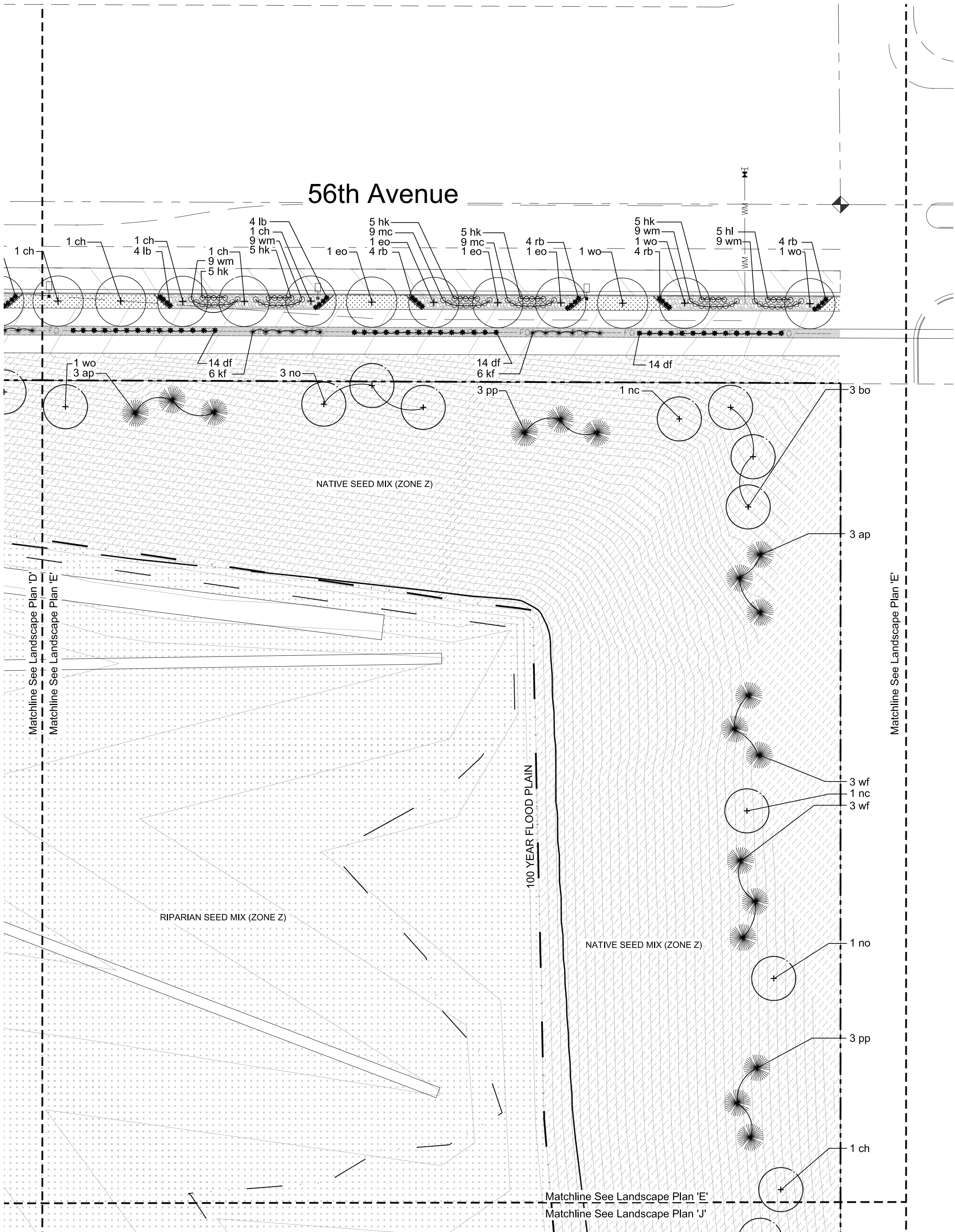


LANDSCAPE PLAN 'D'

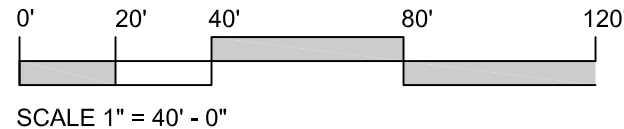


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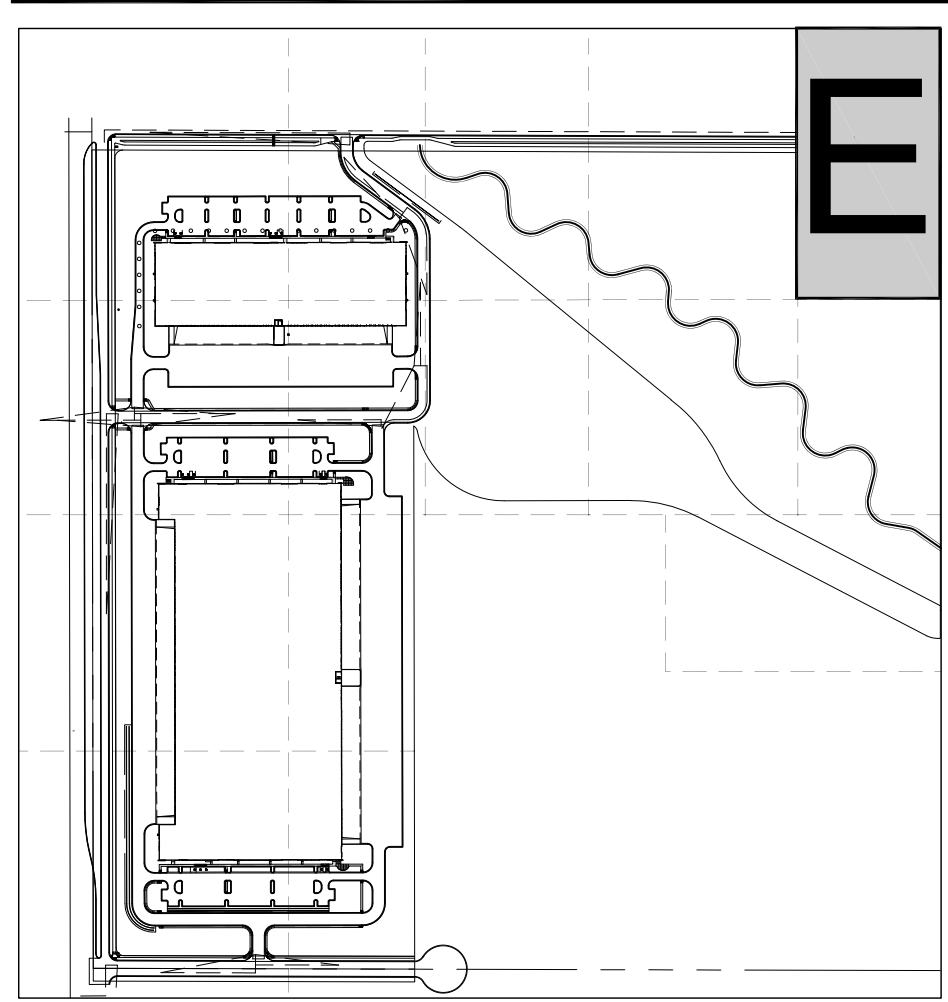
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LANDSCAPE PLAN 'E'



KEY MAP



LANDSCAPE LEGEND:

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS / PERENNIAL

3'-4' DECORATIVE BOULDERS

ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDE OATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

4"-6" COBBLE

1"-3" COBBLE

NON-HATCH PLANTING AREAS

SHREDDED CEDAR MULCH

STEEL EDGING

RETAINING WALL - RE: CIVIL SEE SHEET 1/L17

3 RAIL FENCE - RE: CIVIL

6' TALL TREX SCREEN FENCING

SECOND CREEK DRAINAGE SEE RE-VEGETATION PLANS

NOTES

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STACKlot

5639 SOUTH CURTICE STREET
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WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

900 south broadway
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p 303.661.3333
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FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'E'

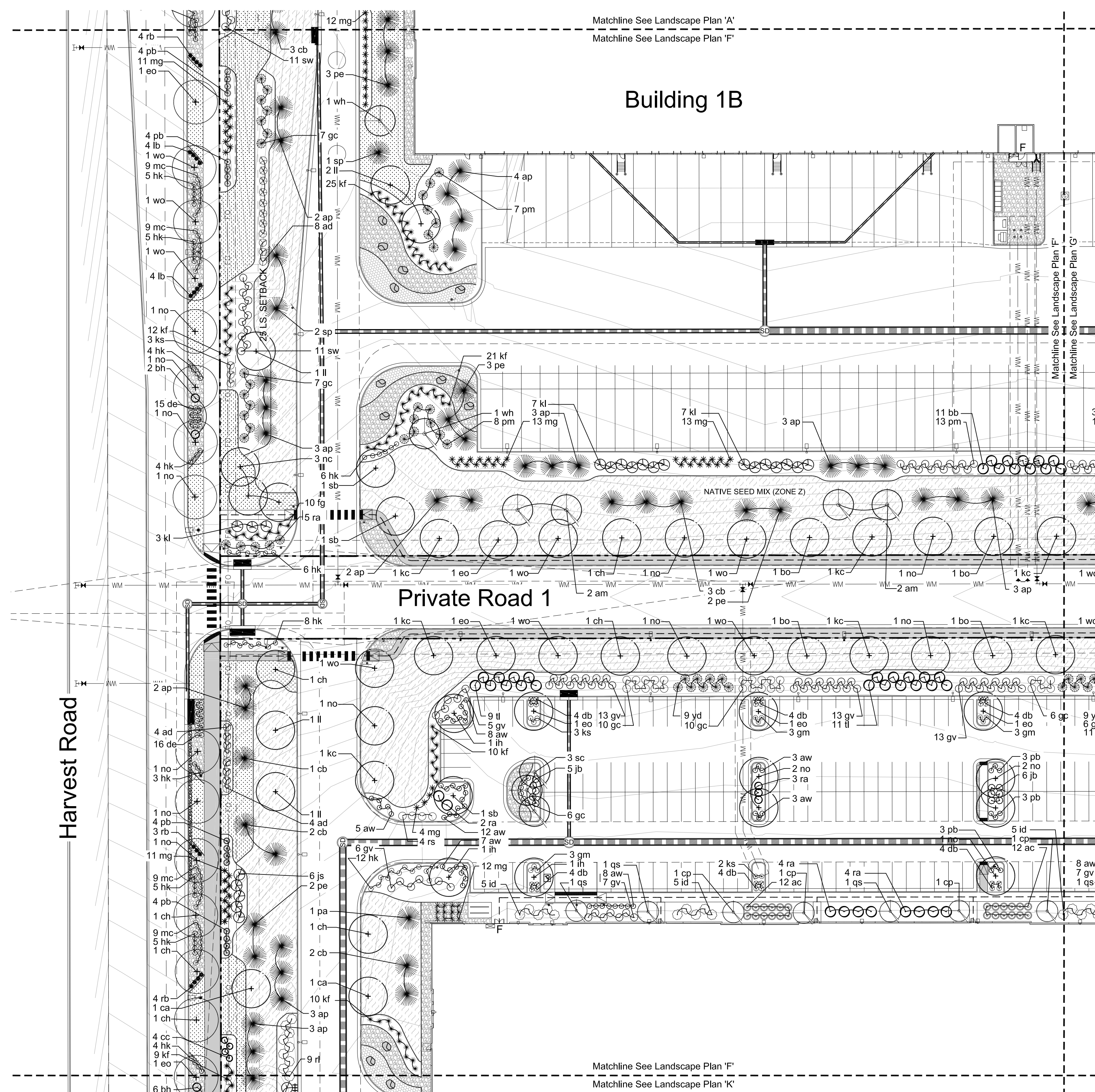
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8	3/10/23	Eight Submittal

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

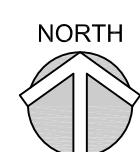
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Sheet 54 of 86

NO.	DATE	REMARKS
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3	7/11/22	Third Submittal
4	9/13/22	Fourth Submittal
5	11/9/22	Fifth Submittal
6	12/14/22	Sixth Submittal
7	2/9/23	Seventh Submittal
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JOB NO.:	DCS21-403
PA / PM:	sw
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PILOT DATE:	



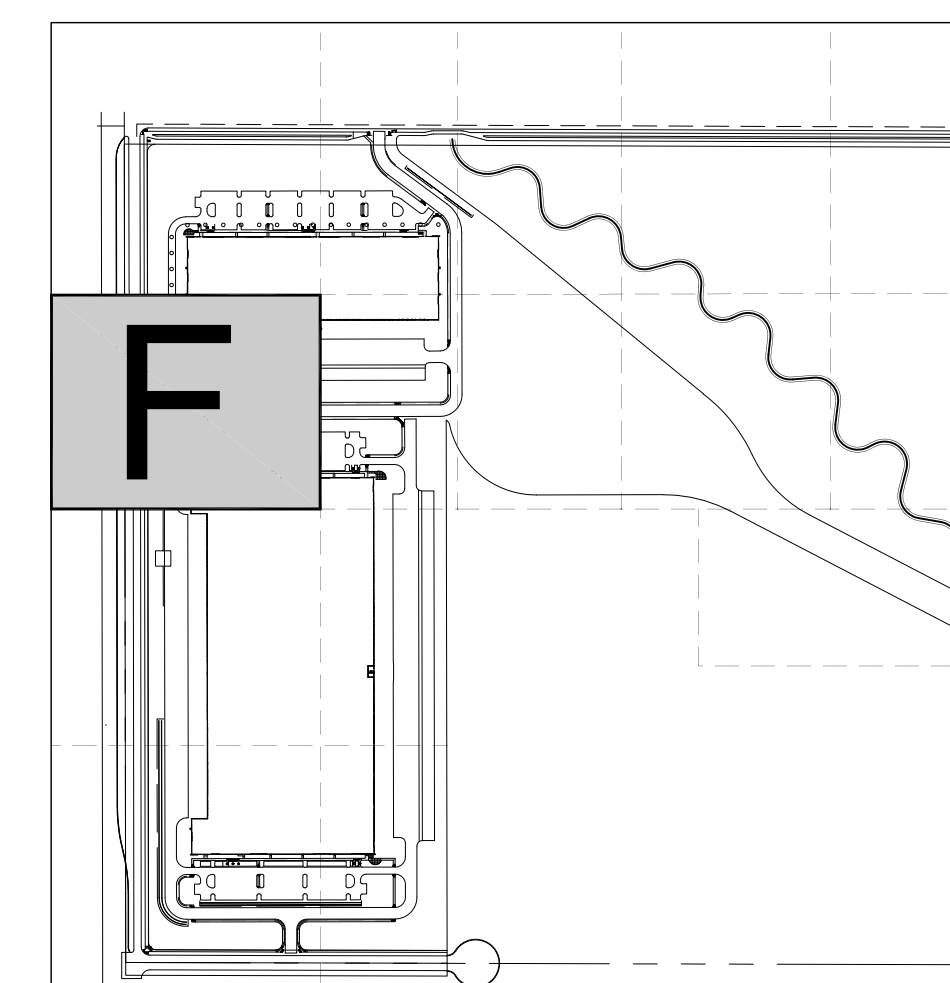
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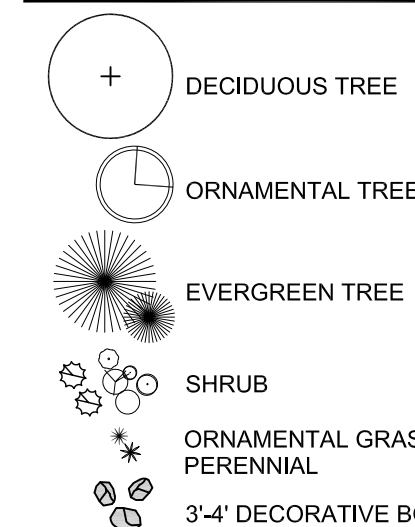
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KEY MAP



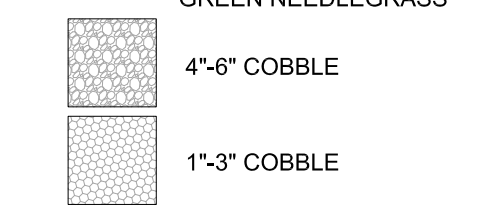
LANDSCAPE LEGEND:



	ENHANCED NATIVE SEED MIX (IRRIGATED)			
	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
	WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
	SIDE OATS GRAMA	BOUPELLOUA CURTIPENDULA	35%	10.5 LBS.
	BLUE GRAMA	BOUPELOUA GRACILIS	10%	3.0 LBS.
	SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
	LITTLE BLUESTEM	SCHIZACHRYMUS SCOPARIUS	10%	3.0 LBS.

	NATIVE SEED MIX (ZONE Z) NON-IRRIGATED			
	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
	BLUE GRAMA	BOUELOUA GRACIUS	25%	1.6 LBS.
	SAND DROPSIED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
	SIDEOATS GRAMA	BOUELOUA CURTIPENDULA	20%	6.3 LBS.
	WESTERN WHEATGRASS	PASCPYRUM SMITHII	15%	8.2 LBS.
	BUFFALO GRASS	BOUELOUA DACTYLOIDES	10%	10.7 LBS.
	INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
	PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
	BLANKET FLOWER	GALLIARDIA ARISTATA	1%	0.5 LBS.
	PRAIRIE CONFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
	PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
	BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOULETEA GRACILIS	20%	1.5 LBS.
SAND DROPSPEED	SPOROBIOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOULETEOA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NAELLEA VIRIDULA	10%	3.3 LBS.



SHREDDED CEDAR MULCH

 STEEL EDGING

———— RETAINING WALL - RE: CIVIL SEE SHEET 1/L17

—□—□— 3 RAIL FENCE - RE: CIVIL

+++++ 6' TALL TREX SCREEN FENCING

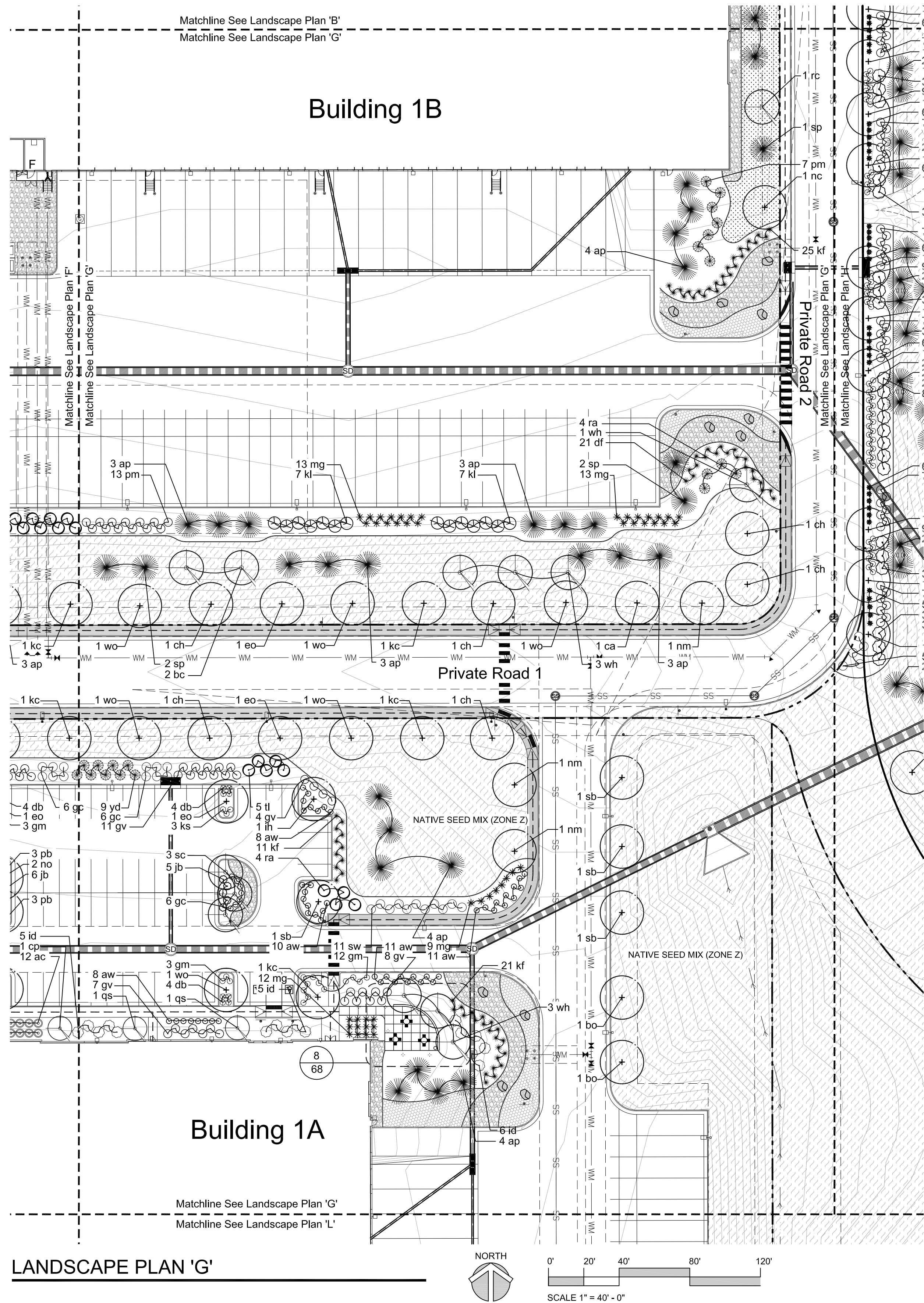
 SECOND CREEK DRAINAGE
SEE RE:VEGETATION PLANS

NOTES

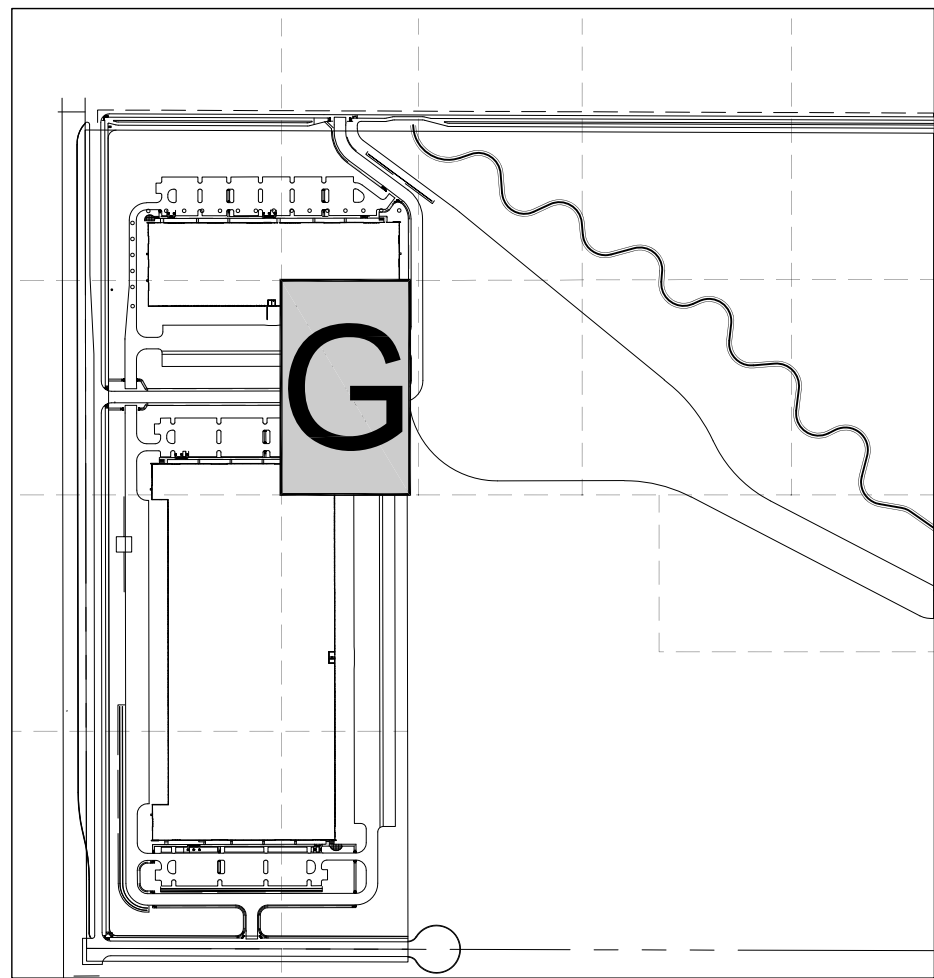
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CALIFORNIA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10" SEE SHEET 65 FOR PLANT MATERIAL SCHEDULE
2. 56TH AVENUE LANDSCAPE MEDIANS TO BE OWNED AND MAINTAINED BY PROS - MEDIAN DESIGNED AND INSTALLED BY ADJACENT DEVELOPER
3. HARVEST ROAD MEDIAN TO BE OWNED AND MAINTAINED BY PROS - DESIGNED AND INSTALLED BY PROPERTY OWNER THROUGH A SEPARATE PROS SUBMITTAL AND APPROVAL PROCESS.



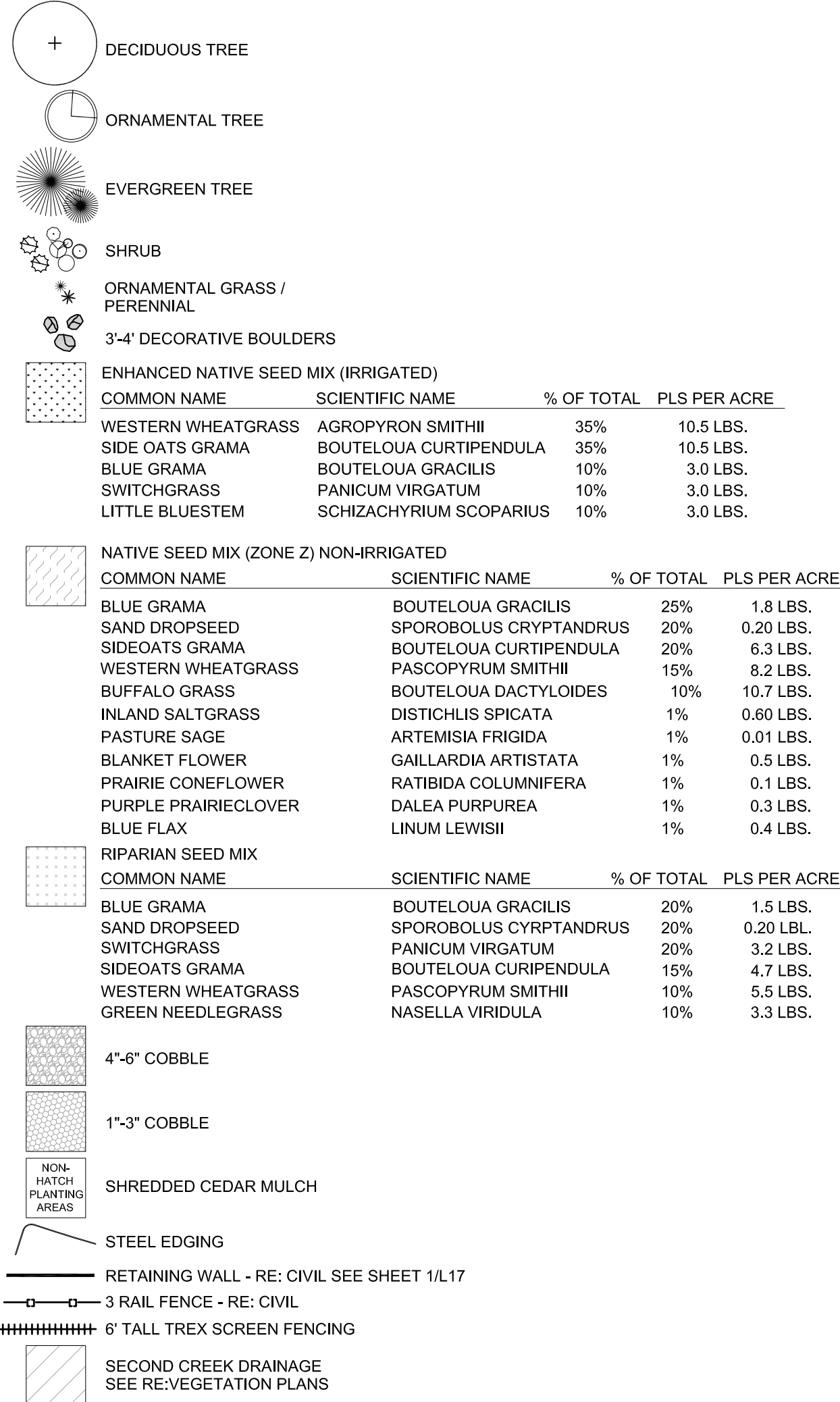
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735



KEY MAP



LANDSCAPE LEGEND:

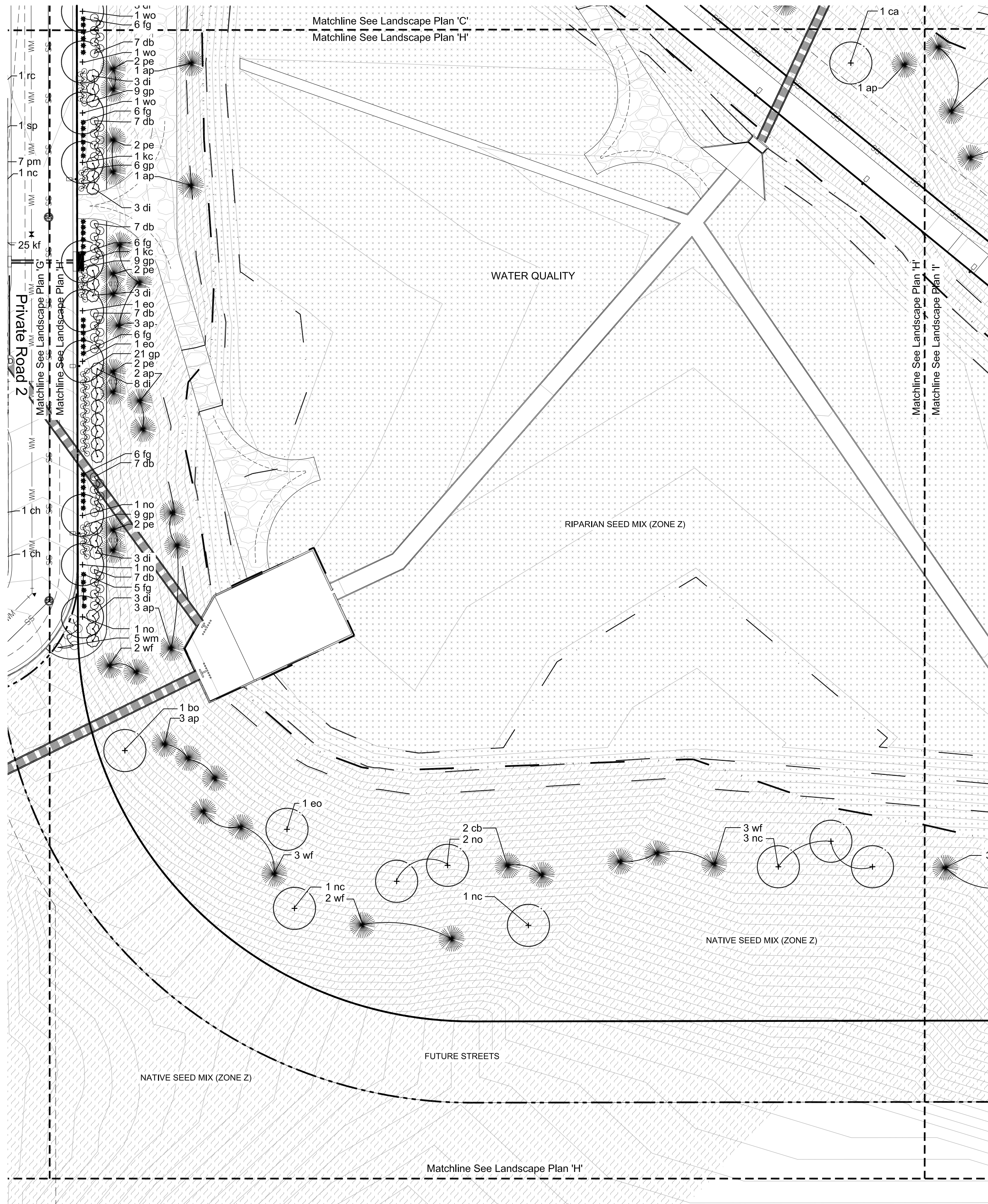


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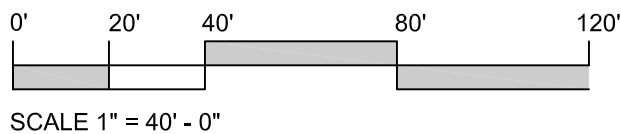
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3	7/11/22		
4	9/13/22		
5	11/9/22		
6	12/14/22		
7	2/9/23		
8	3/10/23		

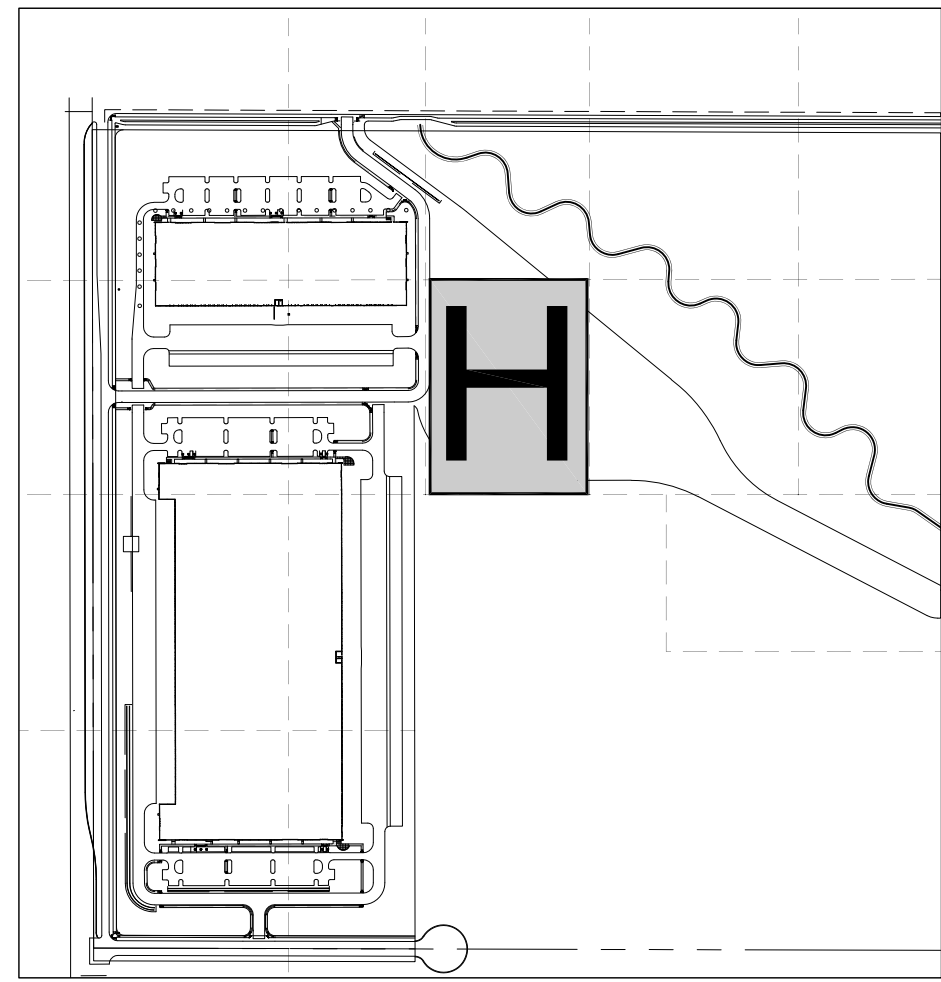
JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	



LANDSCAPE PLAN 'H'



KEY MAP



LANDSCAPE LEGEND:

Legend symbols and tables for plantings and materials.

DECIDUOUS TREE (Symbol: Circle with cross)

ORNAMENTAL TREE (Symbol: Circle with dot)

EVERGREEN TREE (Symbol: Circle with star)

SHRUB (Symbol: Circle with cross-hatch)

ORNAMENTAL GRASS / PERENNIAL (Symbol: Circle with dot and cross-hatch)

3'-4' DECORATIVE BOULDERS (Symbol: Circle with cross-hatch)

ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPIRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

RIPIARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDE OATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPIRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

4"-6" COBBLE (Symbol: Circle with cross-hatch)

1"-3" COBBLE (Symbol: Circle with dot and cross-hatch)

NON-MATCH PLANTING AREAS (Symbol: Circle with cross-hatch)

SHREDDED CEDAR MULCH (Symbol: Circle with cross-hatch)

STEEL EDGING (Symbol: Circle with cross-hatch)

RETAINING WALL - RE: CIVIL SEE SHEET 1/L17 (Symbol: Circle with cross-hatch)

3 RAIL FENCE - RE: CIVIL (Symbol: Circle with cross-hatch)

6' TALL TREX SCREEN FENCING (Symbol: Circle with cross-hatch)

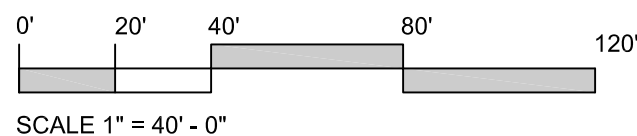
SECOND CREEK DRAINAGE SEE RE-VEGETATION PLANS (Symbol: Circle with cross-hatch)

NOTES

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8	3/10/23	Eighth Submittal

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

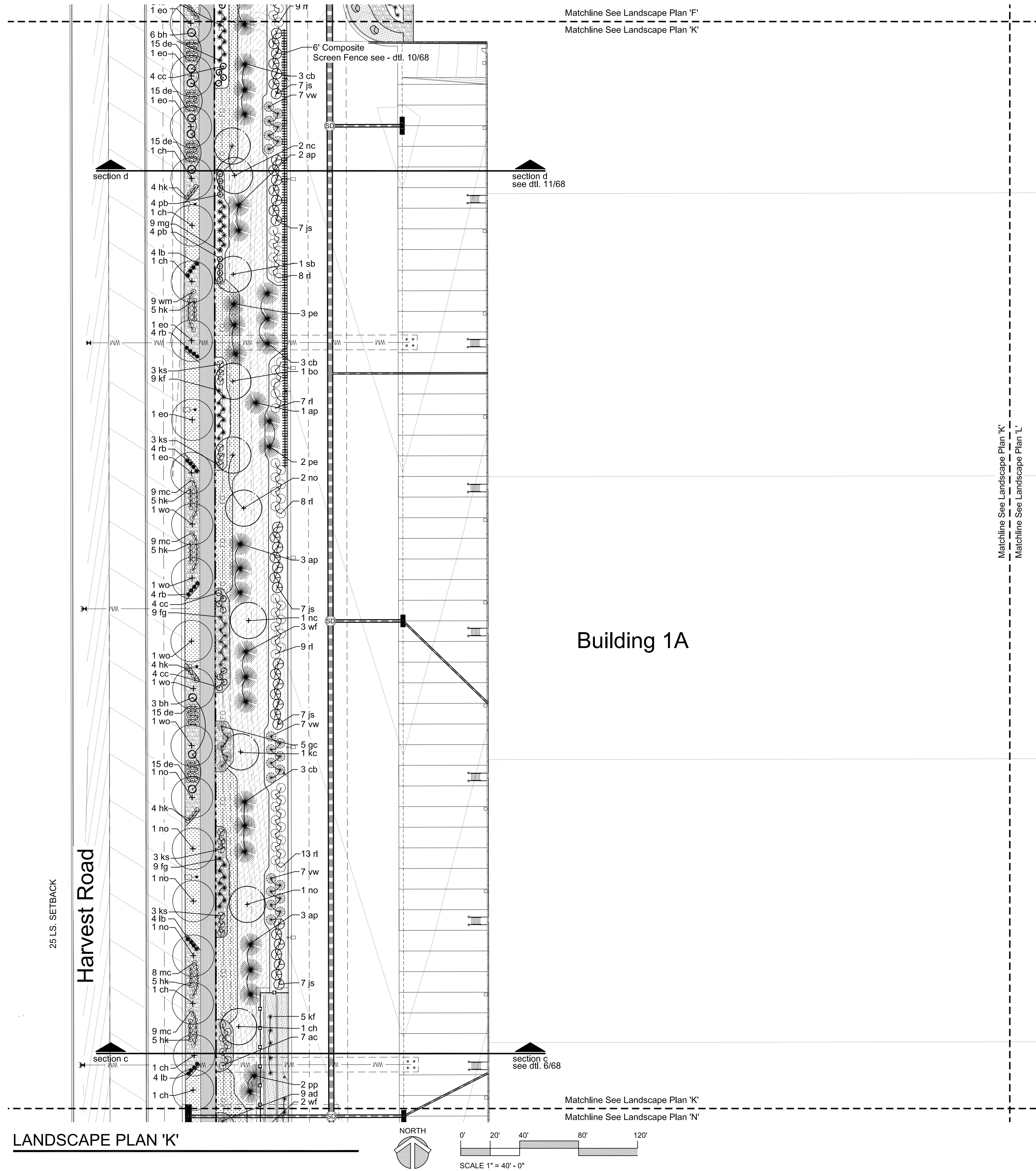


Technical drawing of a kitchen layout. The layout includes a sink, a stove, a refrigerator, and a central island with a sink. A grey rectangle with a vertical bar is positioned next to the island.

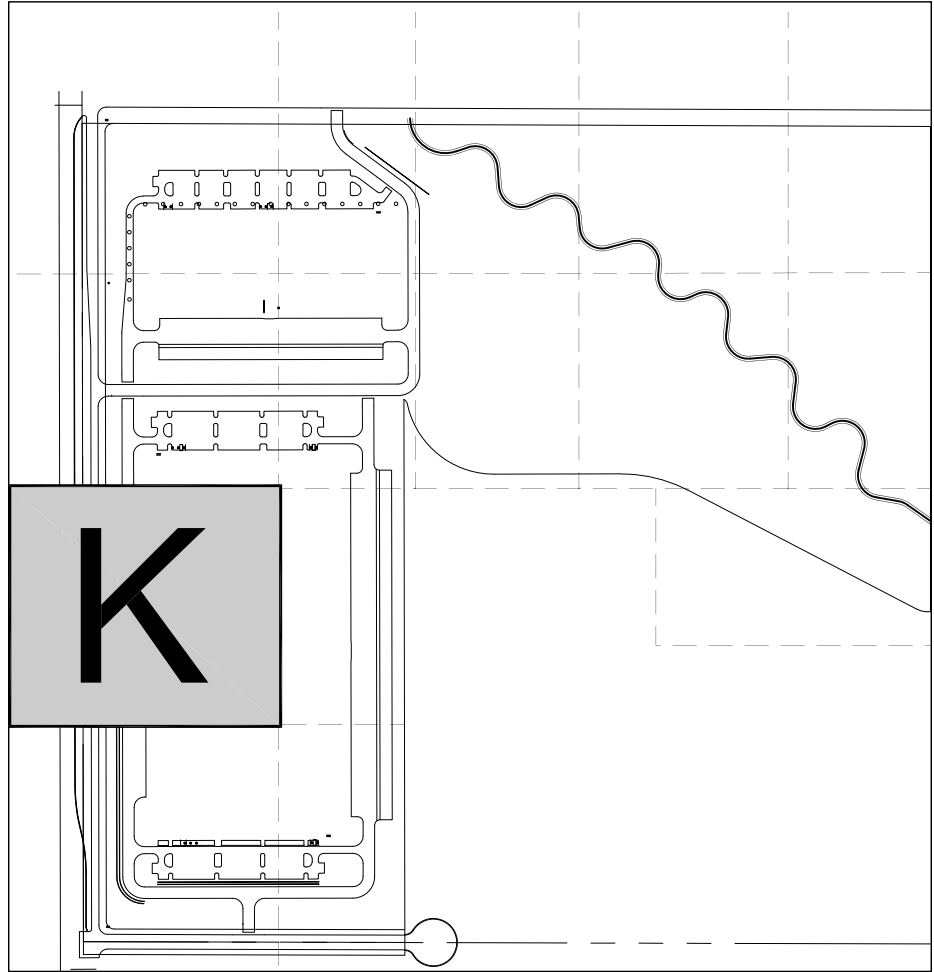
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	SHRUB
	ORNAMENTAL GRASS / PERENNIAL
	3'-4" DECORATIVE BOULDERS
	ENHANCED NATIVE SEED MIX
	COMMON NAME
	SC
	WESTERN WHEATGRASS
	AC
	SIDE OATS GRAMA
	BC
	BLUE GRAMA
	BC
	SWITCHGRASS
	PA
	LITTLE BLUESTEM
	COMMON NAME
	NATIVE SEED MIX (ZONE 2) NO
	COMMON NAME
	BLUE GRAMA
	SAND DROPSEED
	SIDEOATS GRAMA
	WESTERN WHEATGRASS
	BUFFALO GRASS
	INLAND SALTGRASS
	PASTURE SAGE
	BLANKET FLOWER
	PRAIRIE CONEFLOWER
	PURPLE PRAIRIECLOVER
	BLUE FLAX
	RIPARIAN SEED MIX
	COMMON NAME
	BLUE GRAMA
	SAND DROPSEED
	SWITCHGRASS
	SIDEOATS GRAMA
	WESTERN WHEATGRASS
	GREEN NEEDLEGRASS
	4"-6" COBBLE
	1"-3" COBBLE
	NON-HAULING PLANTING AREAS
	SHREDDED CEDAR MULCH
	STEEL EDGING
	RETAINING WALL - RE: CIVIL
	3 RAIL FENCE - RE: CIVIL
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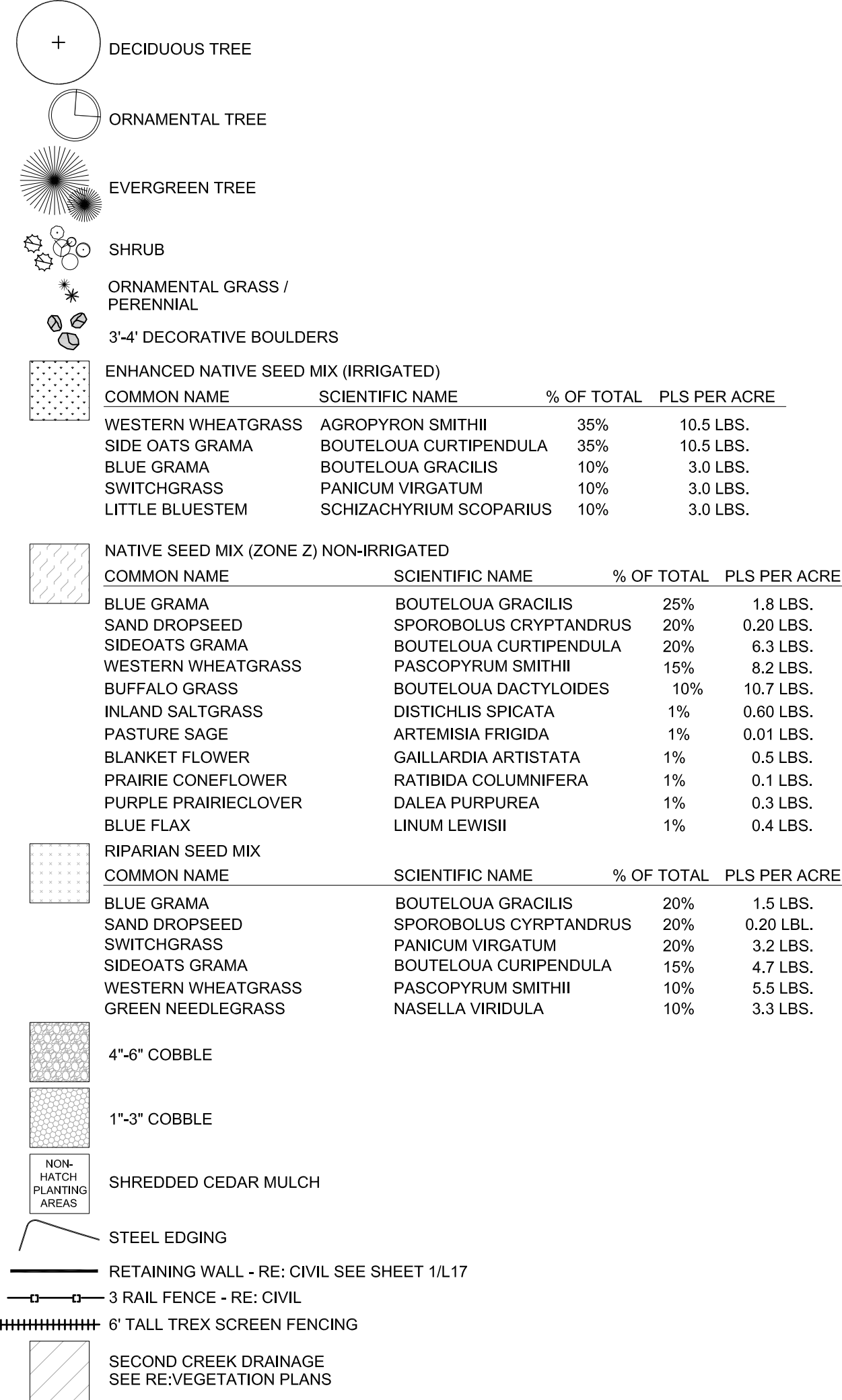




KEY MAP



LANDSCAPE LEGEND:

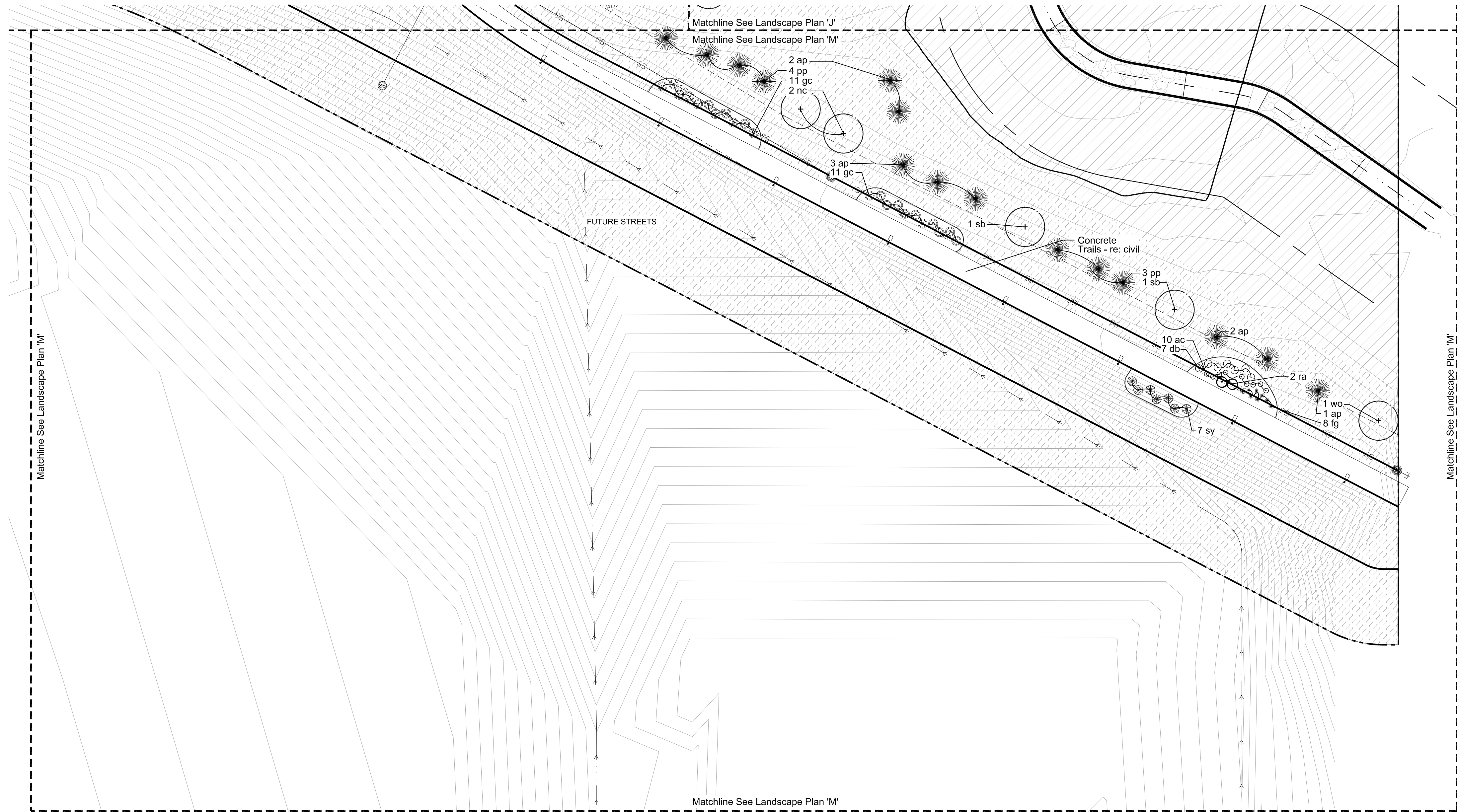


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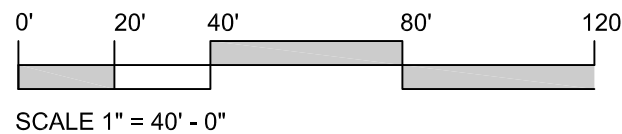
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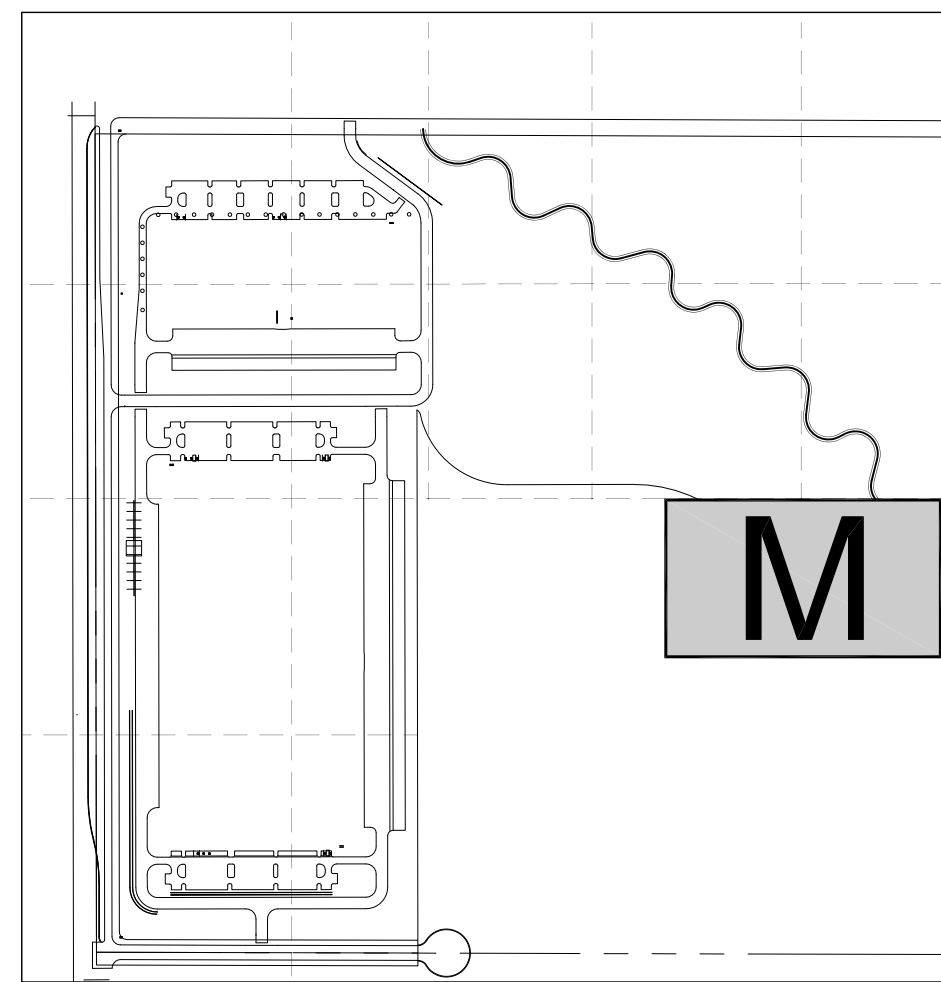
JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	



LANDSCAPE PLAN 'M'



KEY MAP



LANDSCAPE LEGEND:

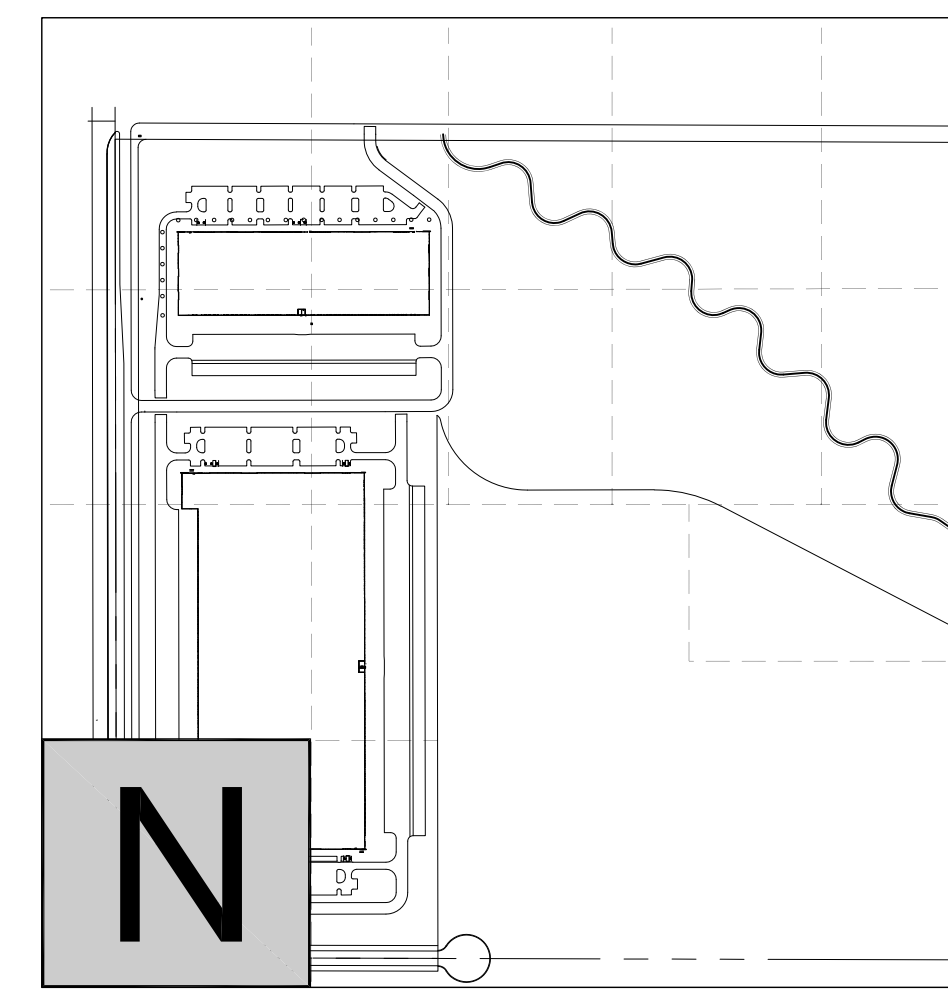
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JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	



	DECIDUOUS TREE		
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	EVERGREEN TREE		
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INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.
	RIPARIAN SEED MIX		
COMMON NAME SCIENTIFIC NAME % OF TOTAL PLS PER ACRE			
BLUE GRAMA	BOUTELLOUA GRACILIS	20%	1.5 LBS.
SAND DROPSOED	SPOROBOLUS CYPRTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDE OATS GRAMA	BOUTELLOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.
	4'-6" COBBLE		
	1'-3" COBBLE		
	NON-WATCH PLANTING AREAS		
	SHREDDED CEDAR MULCH		
	STEEL EDGING		
	RETAINING WALL - R: CIVIL SEE SHEET 1/L17		
	3 RAIL FENCE - R: CIVIL		
	6' TALL TREX SCREEN FENCING		
	SECOND CREEK DRAINAGE SEE REVEGETATION PLANS		

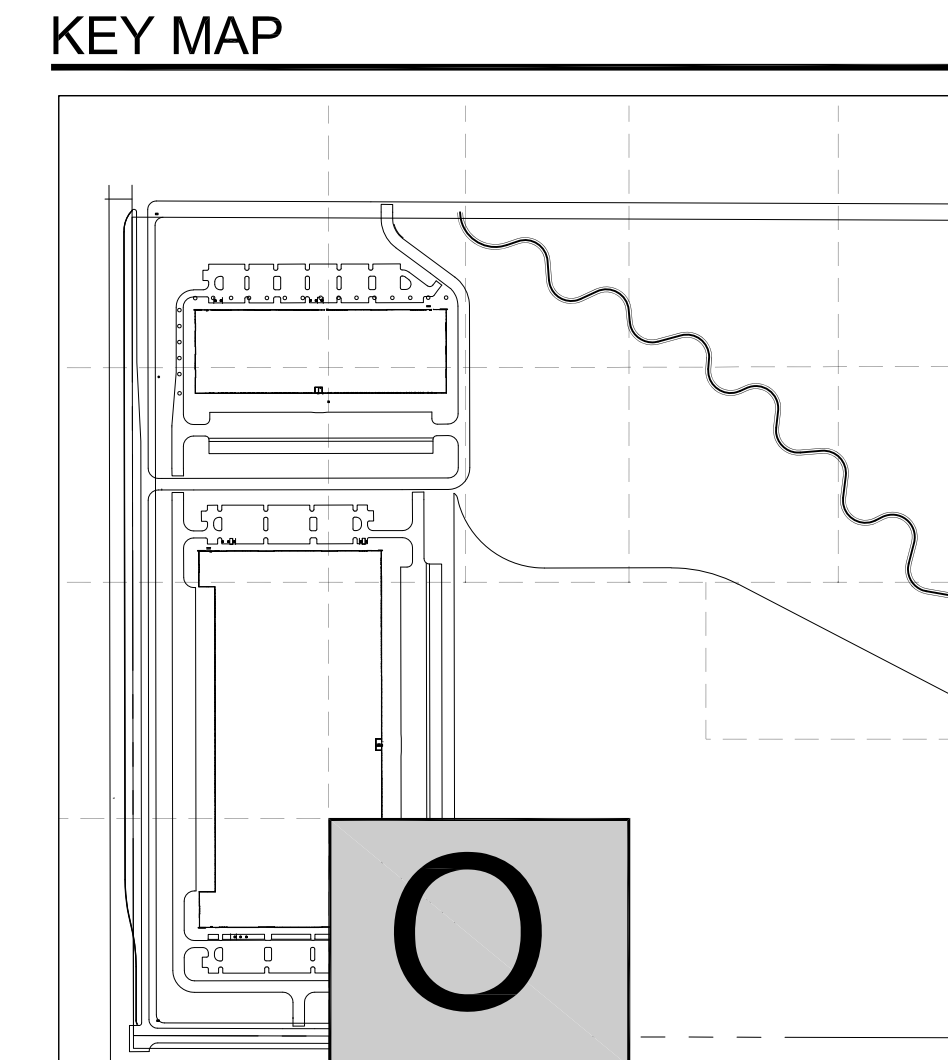
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2. SEE SHEET 65 FOR PLANT MATERIAL SCHEDULE
3. 56TH AVENUE LANDSCAPE MEDIANS TO BE OWNED AND MAINTAINED BY PROS - MEDIAN DESIGNED AND INSTALLED BY ADJACENT DEVELOPER
4. HARVEST ROAD MEDIAN TO BE OWNED AND MAINTAINED BY PROS - DESIGNED AND INSTALLED BY PROPERTY OWNER THROUGH A SEPARATE PROS SUBMITTAL AND APPROVAL PROCESS.

NO.	DATE	REMARKS
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3.	7/11/22	Third Submittal
4.	9/13/22	Fourth Submittal
5.	11/9/22	Fifth Submittal
6.	12/14/22	Sixth Submittal
7.	2/9/23	Seventh Submittal
8.	3/6/23	Eighth Submittal

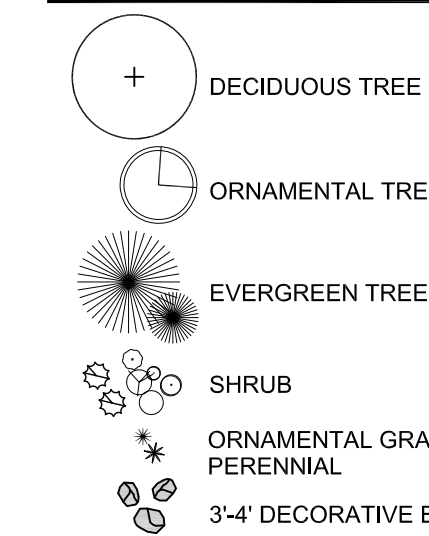
JOB NO.:	DCS21-4030
PA / PM:	sw
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DATE:	03/11/2022
PLOT DATE:	











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8	3/6/23	Eighth Submittal

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DATE:	03/11/2022
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LANDSCAPE LEGEND:



	ENHANCED NATIVE SEED MIX (IRRIGATED)			
	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
	WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
	BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
	SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.
	NATIVE SEED MIX (ZONE 2) NON-IRRIGATED			
	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
	BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
	SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
	BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
	INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
	PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
	BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
	RAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
	PURPLE PRAIRIECOVER	DALEA PURPUREA	1%	0.3 LBS.
	BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.
	RIPARIAN SEED MIX			
	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
	BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
	SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
	SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	15%	4.7 LBS.
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
	GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.
	4"-6" COBBLE			
	1"-3" COBBLE			
	NON-HATCH PLANTING AREAS			
	STEEL EDGING			
	RETAINING WALL - RE: CIVIL SEE SHEET 1/17			
	3 RAIL FENCE - RE: CIVIL			
	6' TALL TREX SCREEN FENCING			
	SECOND CREEK DRAINAGE SEE REVEGETATION PLANS			

NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'
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STANDARD CITY OF AURORA NOTES:

1. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE.
2. PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE PROPERTY DEFINED AS THE AREA WITHIN THE PROPERTY LINE 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.
5. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATION, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
7. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
8. STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY SECTION 126-236. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL, AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOTCANDLE ON THE WALKING SURFACE. LIGHTING ALONG PUBLIC STREETS AND LANDSCAPED AREAS SHALL BE OF A RECOGNIZABLY UNIFIED DESIGN. LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES.

GENERAL PLANTING NOTES:

1. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS OF CITY OF AURORA APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
2. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE.
3. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES.
4. COMMERCIAL GRADE $\frac{3}{16}$ INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
5. PLACE FOUR INCHES OF MULCH AS INDICATED IN THE LANDSCAPE LEGEND IN ALL SHRUB BEDS, GROUND COVER, PERENNIAL BEDS. PLACE 4 INCHES OF CEDAR MULCH AT ALL TREE SAUCERS.
6. ALL PLANTING BEDS SHALL RECIEVE 1"-3" RIVER ROCK MULCH UNLESS OTHERWISE NOTED ON THE PLANS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
7. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
8. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS ($\frac{2}{3}$) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD ($\frac{1}{3}$) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

PLANT MATERIAL SCHEDULE:

SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WTR
SHADE TREES							
	3	nm	NORWAY MAPLE	ACER PLATANOIDES	2 1/2" CAL.	B & B	M
	4	aj	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2 1/2" CAL.	B & B	L-M
	12	ca	CATALPA	CATALPA SP.	2 1/2" CAL.	B & B	VL
	52	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	B & B	VL
	9	ih	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL.	B & B	VL
	33	kc	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL.	B & B	VL
	45	nc	NARROWLEAF COTTONWOOD	NARROWLEAF COTTONWOOD	2 1/2" CAL.	B & B	L-M
	73	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B	VL-M
	27	bo	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL.	B & B	VL
	76	no	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL.	B & B	L-M
	12	ll	LITTLELEAF LINDEN	TILIA CORDATA	2 1/2" CAL.	B & B	M
	16	sb	SENSATION BOXELDER	ACER NEGUNDO 'SENSATION'	2 1/2" CAL.	B & B	M
	72	eo	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL.	B & B	L-M
ORNAMENTAL TREES							
	4	am	AMUR MAPLE	ACER GINNALA	2" CAL.	B & B	VL-L
	4	tm	TATARIAN MAPLE	ACER TATARICUM 'GARANN'	2" CAL.	B & B	M
	11	wh	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL.	B & B	VL
	5	bc	BRANDY WINE CRABAPPLE	MALUS 'BRANDY WINE'	2" CAL.	B & B	L
	3	rc	RADIANT CRABAPPLE	MALAU 'RADIANT'	2" CAL.	B & B	L
	18	sc	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW' '	2" CAL.	B & B	L
	14	cp	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	B & B	M
	17	qs	CRIMSON SPIRE OAK	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'	2" CAL.	B & B	L
EVERGREEN TREES							
	40	wf	WHITE FIR	ABIES CONCOLOR	6' HT.	B & B	M
	48	cb	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B & B	VL
	50	pe	PINON PINE	PINUS EDULIS	6' HT.	B & B	VL
	161	ap	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B	VL
	23	pp	PONDEROSA PINE	PINUS PONDEROSA	6' HT.	B & B.	VL
	41	sp	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT.	B & B	M
SHRUBS							
	39	bh	BAR HARBOR JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'	5 GAL.	CONT.	L-M
	44	jb	BROADMOORE JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	CONT.	L-M
	91	ra	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.	L-M
	12	mk	MCKAY'S POTENTILLA	P. FRUTICOSA 'MCKAYS WHITE'	5 GAL.	CONT.	L-M
	106	pb	PINK BEAUTY POTENTILLA	P. FRUTICOSA 'PINK BEAUTY'	5 GAL.	CONT.	L-M
	29	mo	MORMON TEA	EPHEDRA EQUISETINA	5 GAL.	CONT.	VL
	80	ks	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL.	CONT.	VL
	110	aw	ANOTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.	L-M
	18	fs	GOLD FLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	5 GAL.	CONT.	L-M
	129	sw	WESTERN SANDCHERRY	PRUNUS BESSEYI	5 GAL.	CONT.	L
	106	gp	GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA 'GOLD DROP'	5 GAL.	CONT.	L-M
	96	gm	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.	L-M
	124	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.	L-M
	196	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	L-M
	42	cc	CRANBERRY COTONEASTER	COTONEASTER APICULATUS	5 GAL.	CONT.	M
	51	rs	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	CONT.	VL
	53	pm	LITTLELEAF MOCKORANGE	PHILADELPHUS MICROPHYLLUS	5 GAL.	CONT.	L-M
	49	ad	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL.	CONT.	M
	57	di	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIL HALO'	5 GAL.	CONT.	L-M
	8	dn	DWARF NINEBARK	PHYSOCARPUS-OPULIFOLIUS 'NANUS'	5 GAL.	CONT.	L-M
	210	gc	GOLDEN CURRANT	RIBES AUREUM	5 GAL.	CONT.	VL
	69	tl	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL.	CONT.	VL
	114	yd	YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'	5 GAL.	CONT.	L-M
	69	id	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	5 GAL.	CONT.	L-M
	17	bb	BEAUTY BUSH	KOLWITZIA AMABILILS	5 GAL.	CONT.	L
	31	kl	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.	CONT.	VL
	41	js	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6' HT.	B & B	VL
	202	wm	WEIGLA, MY MONET	WEIGLEA FLORIDA 'VERWIG'	5 GAL.	CONT.	M
	262	de	DWARF EUROPEAN CRANBERRY	VIBURNUM OPULUS 'NANUM'	5 GAL.	CONT.	M
	274	mc	MAGIC CARPET SPIREA	SPIREA X BUMALDA 'MAJIC CARPET'	5 GAL.	CONT.	M
	181	gv	GOLDEN VICARY PRIVET	LIGUSTRUM X VICARYI	5 GAL.	CONT.	M
	351	hk	HYPERICUM KALM'S	HYPERICUM KALMIANUM	5 GAL.	CONT.	M
	26	sf	SCARLET FIRETHORN	PYRACANTHA COCCINEA	5 GAL.	CONT.	M
	197	ac	ALPINE CURRANT	RIBES ALPIMUM	5 GAL.	CONT.	M
	39	sy	RED CORALBERRY	SYMPHORICARPOS ORBICULATUS	5 GAL.	CONT.	M
	54	rl	ROYALTY LILAC	SYRINGA X PRESTONIAE 'ROYALTY'	5 GAL.	CONT.	M
	21	vw	VIBURNUM WAYFARING	VIBURNUM LATANA	5 GAL.	CONT.	M
ORNAMENTAL GRASSES							
	348	mg	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.	CONT.	L
	165	fg	MEXICAN FEATHER GRASS	NESSELLA TENUISSIMA	5 GAL.	CONT.	VL
	217	df	DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HADELN'	5 GAL.	CONT.	VL
	426	kf	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI 'KARL FORESTER'	5 GAL.	CONT.	M
	167	lb	FOUNTAIN GRASS 'LITTLE BUNNY'	PENNISTETUM ALOPECUROIDES 'LITTLE BUNNY'	5 GAL.	CONT.	M
	173	rb	RED BARRON BLOOD GRASS	HELICTOTRICHON SEMPERVIRENS 'RED BARRON'	5 GAL.	CONT.	M

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SITE DATA - BUILDINGS A & B		
DESCRIPTION	AREA IN SF	PERCENTAGE
TOTAL SITE AREA	3,372,421 SF	100.00%
BUILDING COVERAGE	828,953.00 SF	24.58%
HARD SURFACE AREA	751,410 SF	22.28%
LANDSCAPE AREA	1,792,058 SF	53.14%

WATER USE	
DESCRIPTION	AREA IN SF
NON WATER CONSERVING	251,492 S.F.
WATER CONSERVING	82,488 S.F.
NON WATER (Z)	1,893,309 S.F.

CURBSIDE LANDSCAPING							
AREA	DESCRIPTION	LENGTH	TREES REQ. (1/40')	TREES PROVIDED	SQUARE FEET TREE LAWN (S.F.)	SHRUBS REQ. 1 Shrubs / 40 S.F. Tree Lawn	SHRUBS PROVIDED
A	56th Avenue	2,506 LF.	63	65	20,014	501	524
B	Harvest Mile	2,486 LF.	63	65	24,747	619	622
C	Private Street 1	721 LF.	18	18	6,193.00	154	154

STREET BUFFER						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (10/40')
A	56th Avenue	675 LF. (-) 142 LF. 100 year WSEL = 533 LF.	25 FT	143 FT	14 REQ. 20 PROVIDED	134 REQ. 100 (5) GAL. PROVIDED 6 ADDITIONAL TREES = 60 SHRUBS 160 SHRUB CREDITS
AREA	DESCRIPTION Standard Buffer	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (10/40')
B1	Harvest Mile	1,535 LF.	25 FT	49 FT	39 REQ. 51 PROVIDED	384 REQ. 334 (5) GAL. PROVIDED 21 ADDITIONAL TREES = 210 SHRUBS 554 SHRUB CREDITS
AREA	DESCRIPTION Dock Buffer	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1.25/40')	SHURBS (12/40')
B1	Harvest Mile	951 LF.	25 FT	49 FT	30 REQ. 48 PROVIDED 35 EVERGREENS (73%)	286 REQ. 254 (5) GAL. PROVIDED 18 ADDITIONAL TREES = 180 SHRUBS 437 SHRUB CREDITS

NON RESIDENTIAL BUILDING 1B ELEVATIONS			
BUILDING / ELEVATION	LENGTH	NO. T.E. REQUIRED REQUIRED - 1 T.E / 40' LN. FT.	NO. T.E.'s PROVIDED
NORTH	785 LF	20	15 TREES 176 SHRUBS = 17.6 T.E'S
EAST	262 LF	7	10 TREES
WEST	262 LF	7	11 TREES 24 SHRUBS = 2.4 T.E.'S

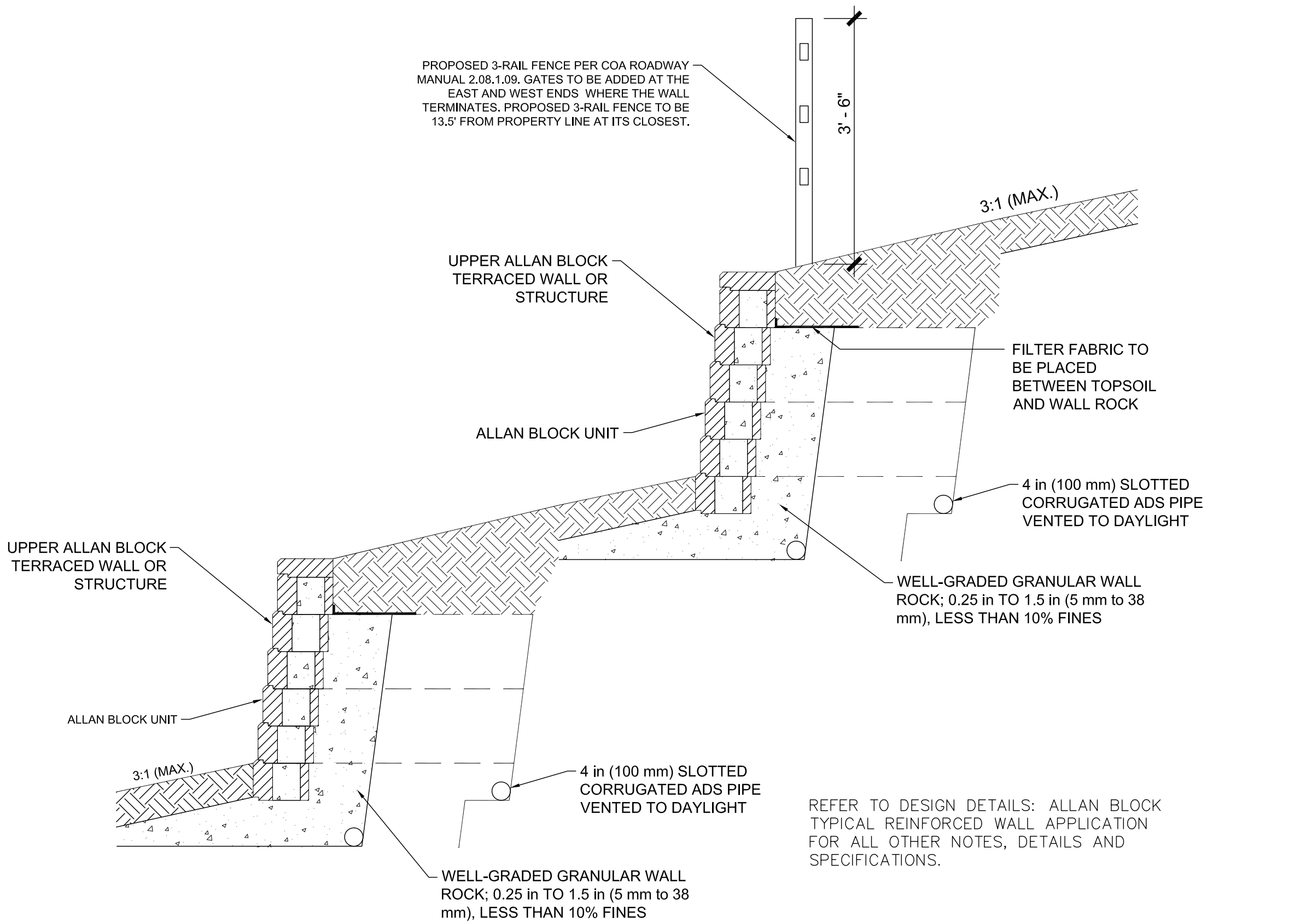
NON RESIDENTIAL BUILDING 1A ELEVATIONS			
BUILDING / ELEVATION	LENGTH	NO. T.E. REQUIRED REQUIRED - 1 T.E / 40' LN. FT.	NO. TREES PROVIDED
NORTH	574 LF	15	9 TREES 110 SHRUBS = 10.1 T.E'S
WEST	224 LF	6	10 TREES
SOUTH	574 LF	15	9 TREES 110 SHRUBS = 10.1 T.E'S

SPECIAL LANDSCAPE BUFFER					
25 WIDE LANDSCAPE SPECIAL BUFFER	LENGTH	NO. TREES REQUIRED 1.00 TREES / 30' LN. FT.	NO. TREES PROVIDED	NO. SHRUBS REQUIRED 10 SHRUBS / 30' LN. FT.	NO. SHRUBS PROVIDED
	926 LF	31	43	308	354

DETENTION AREA						
COMMON OPEN SPACE PROVIDED	WATER QUALITY/ SECOND CREEK DRAINAGE / 100 YR.	COMMON OPEN SPACE (-) WATER QUALITY / SECOND CREEK / 100 YR.	NO. TREES REQUIRED - 1 TREE / 4000 SQ.FT.	NO. TREES PROVIDED	NO. SHRUBS REQUIRED - 10 SHRUBS / 4000 SQ.FT.	NO. SHRUBS PROVIDED
1,865,404 SF	1,223,760 SF	641,644 SF	160	265	1604	614 Shrubs 105 ADDITIONAL TREES = 1,050 SHRUBS 1,664 SHRUB CREDITS

OPEN SPACE DEDICATION	
DESCRIPTION	AREA PROVIDED
Trail Corridor, Regional Detention, Water Quality and Second Creek Drainage	6.97 Acres

EVERGREEN TREES		
DESCRIPTION	EVERGREEN TREES REQ. (50% MIN.)	EVERGREEN TREES PROVIDED
Onsite Shade & Ornamental Trees = 725 (Excludes 148 Street Trees)	363 TREES	364 TREES



1 MSE RETAINING WALL

NOTE: DETAIL IS PROVIDED FOR REFERENCE ONLY
REFER TO CIVIL FOR RETAINING WALL INFORMATION

NOT TO SCALE

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suite 320
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE DATA

NO.	DATE	REMARKS
2	6/3/22	Second Submittal
3	7/11/22	Third Submittal
4	9/13/22	Fourth Submittal
5	11/9/22	Fifth Submittal
6	12/14/22	Sixth Submittal
7	2/9/23	Seventh Submittal
8	3/10/23	Eighth Submittal

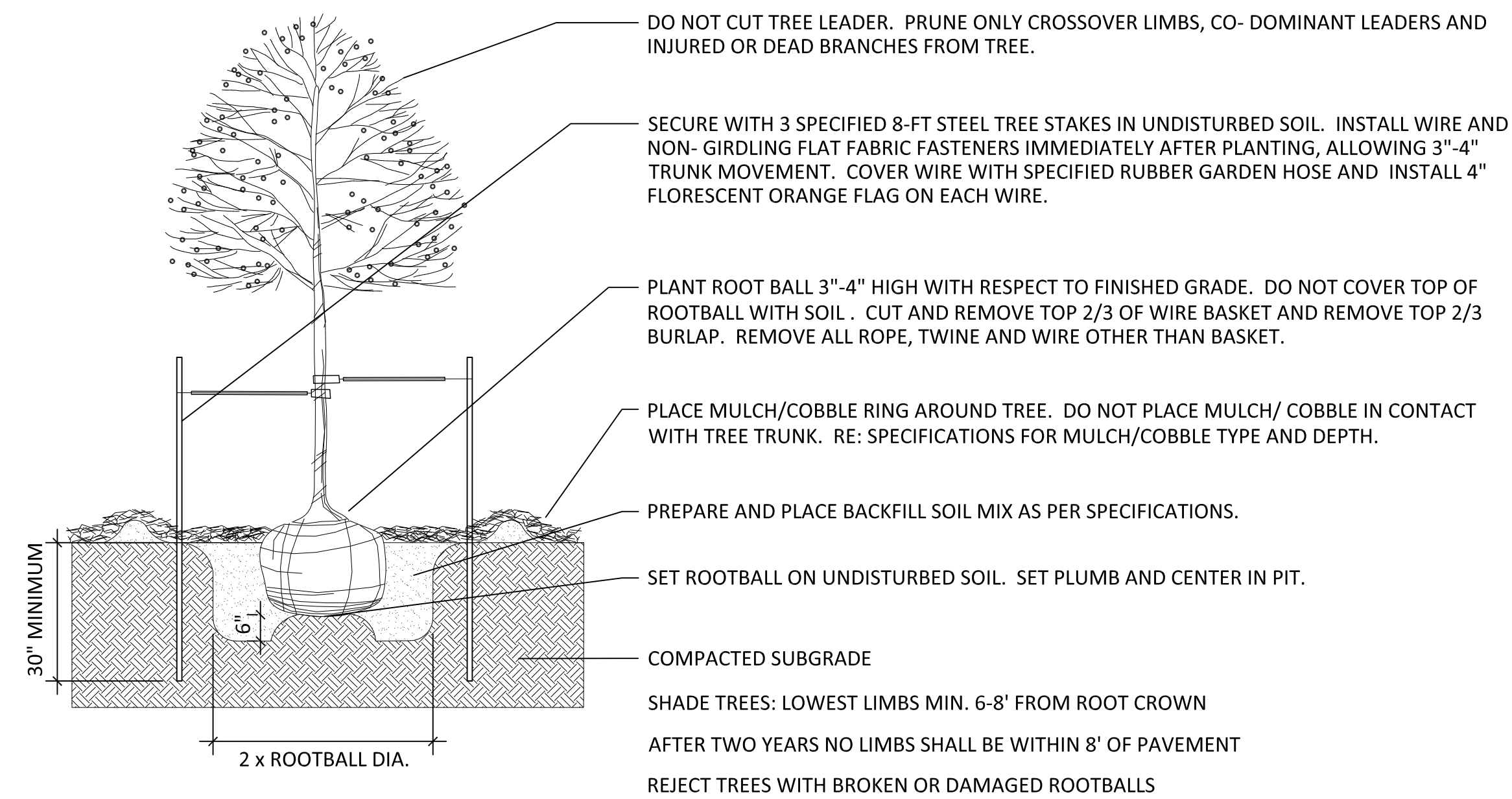
JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

SHEET
L17

Sheet 66 of 86

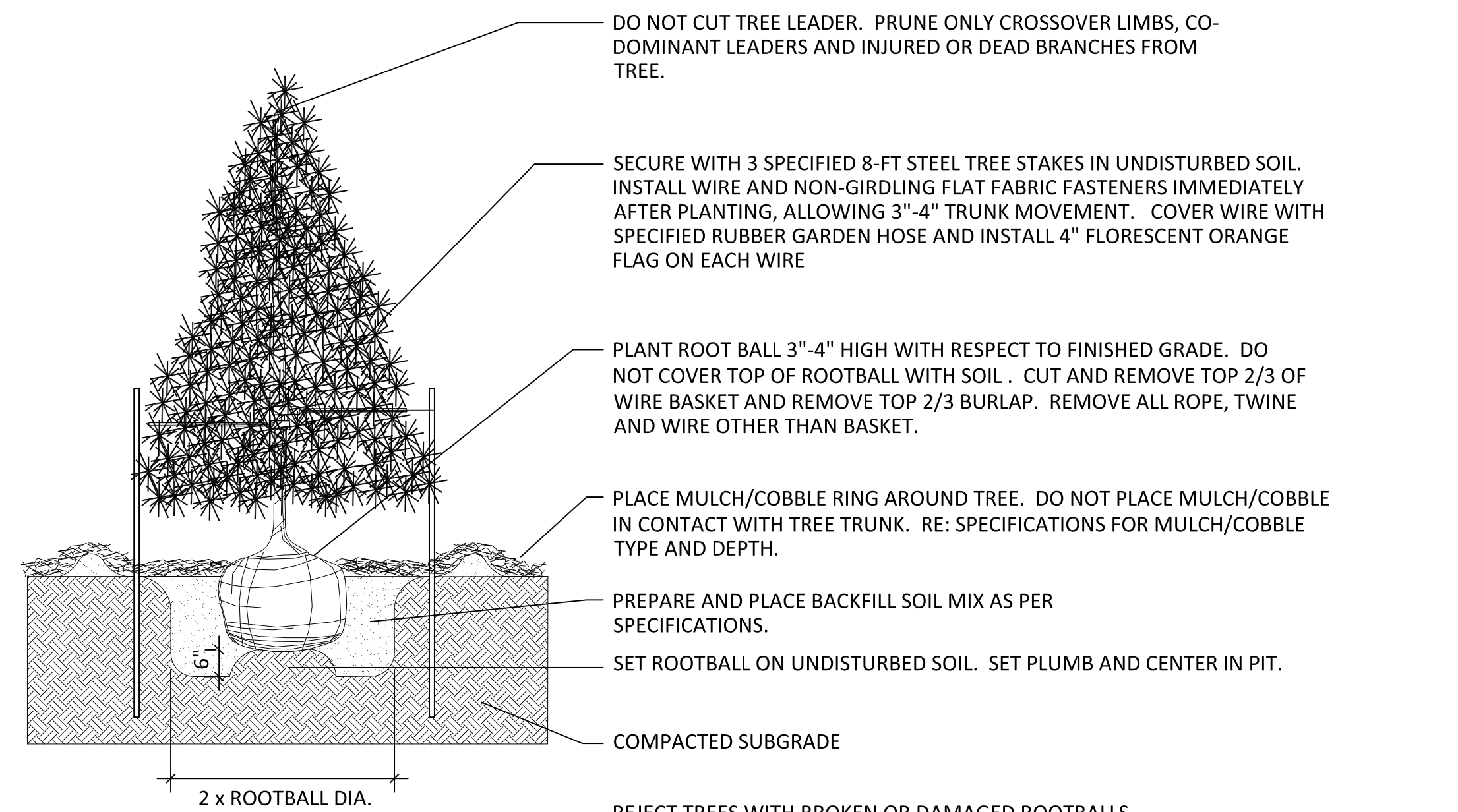
STACKlot

5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735



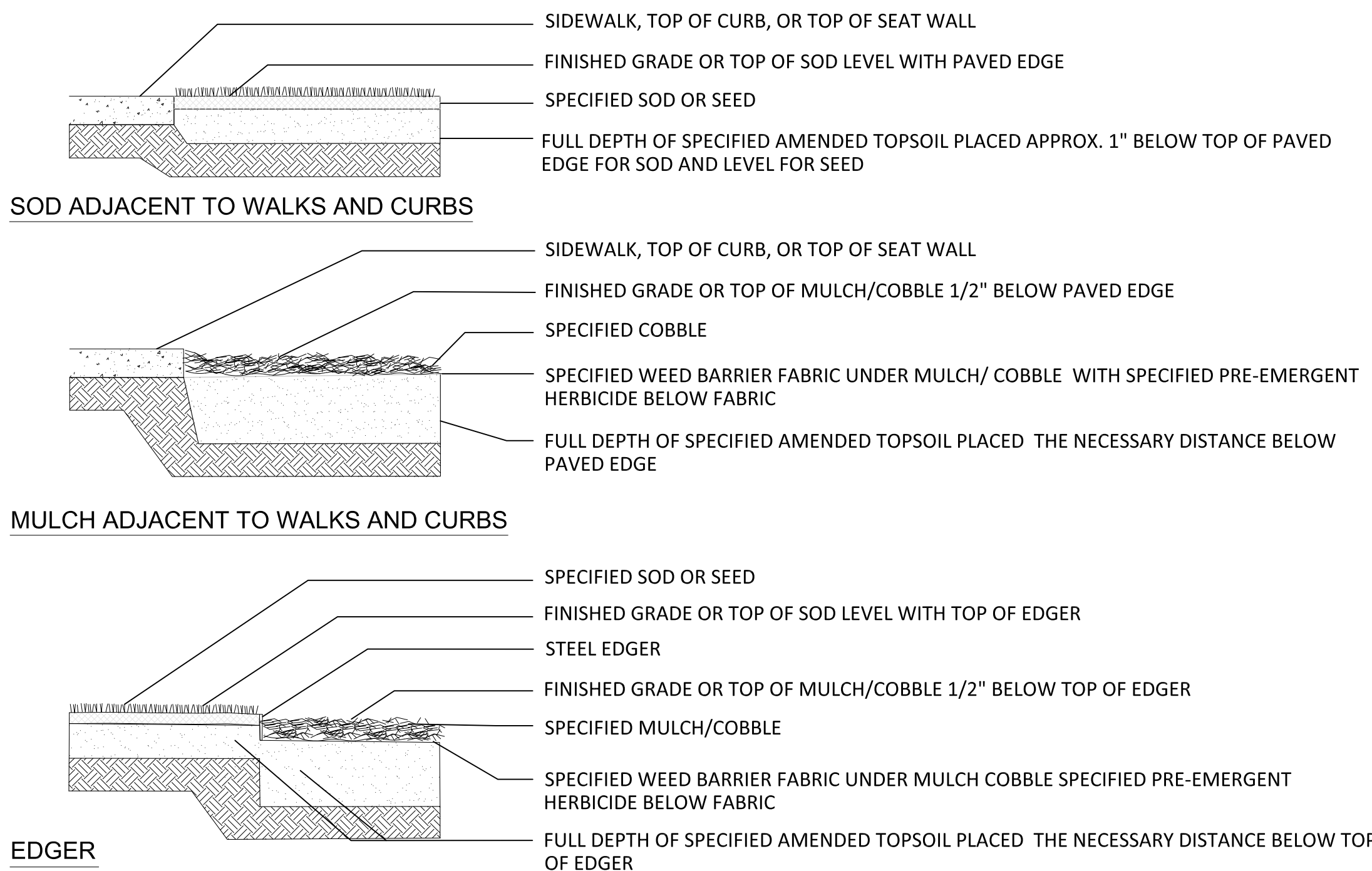
1 DECIDUOUS TREE

NOT TO SCALE



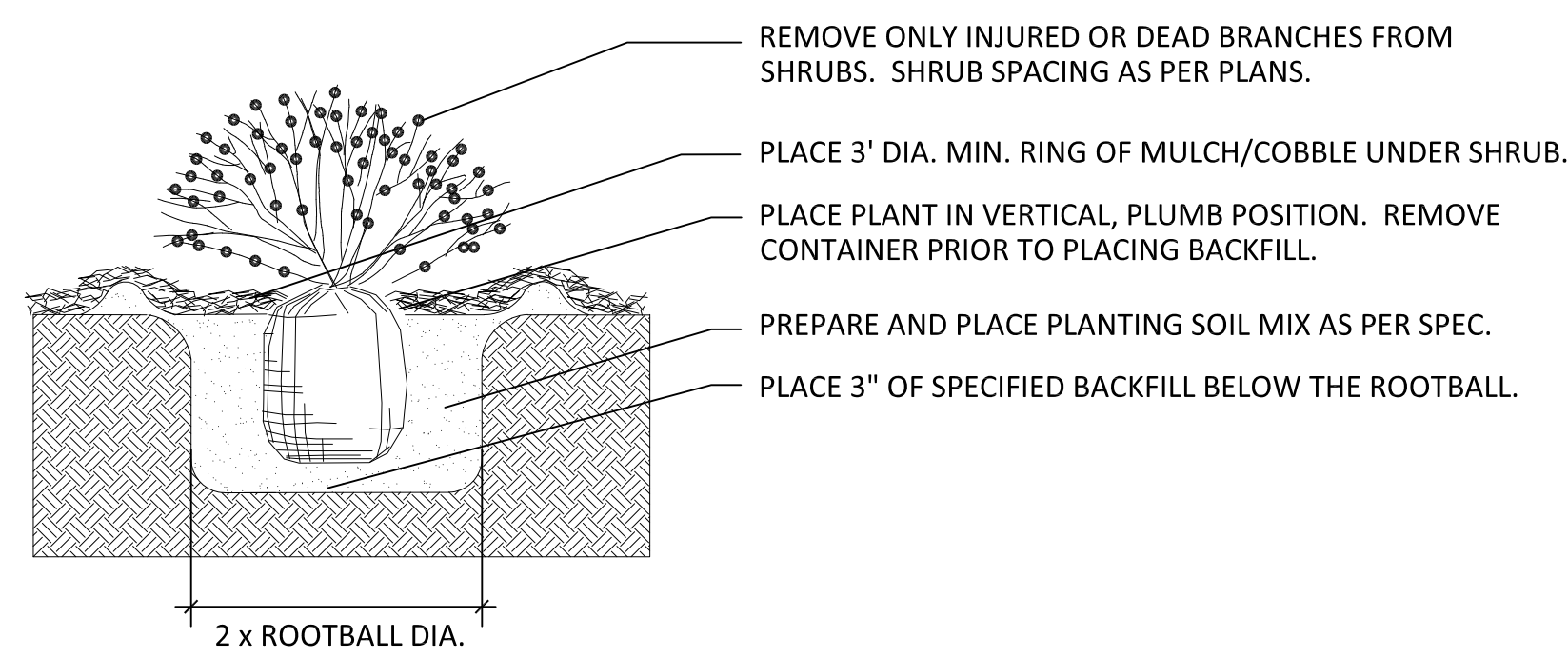
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

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SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE DETAILS

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7	2/9/23	Seventh Submittal
8	3/10/23	Eighth Submittal

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

SHEET
L18
Sheet 67 of 86

NOT FOR CONSTRUCTION



MANUFACTURE: THOMAS STEELE
MODEL: VOLARE TABLE
HEIGHT: DINING
SEATS: 4
MATERIAL: PERFORATED STEEL
COLOR: GUN METAL
MOUNTING: SURFACE MOUNT (PER MANUFACTURE RECOMMENDATIONS)

1 TABLE AND CHAIRS

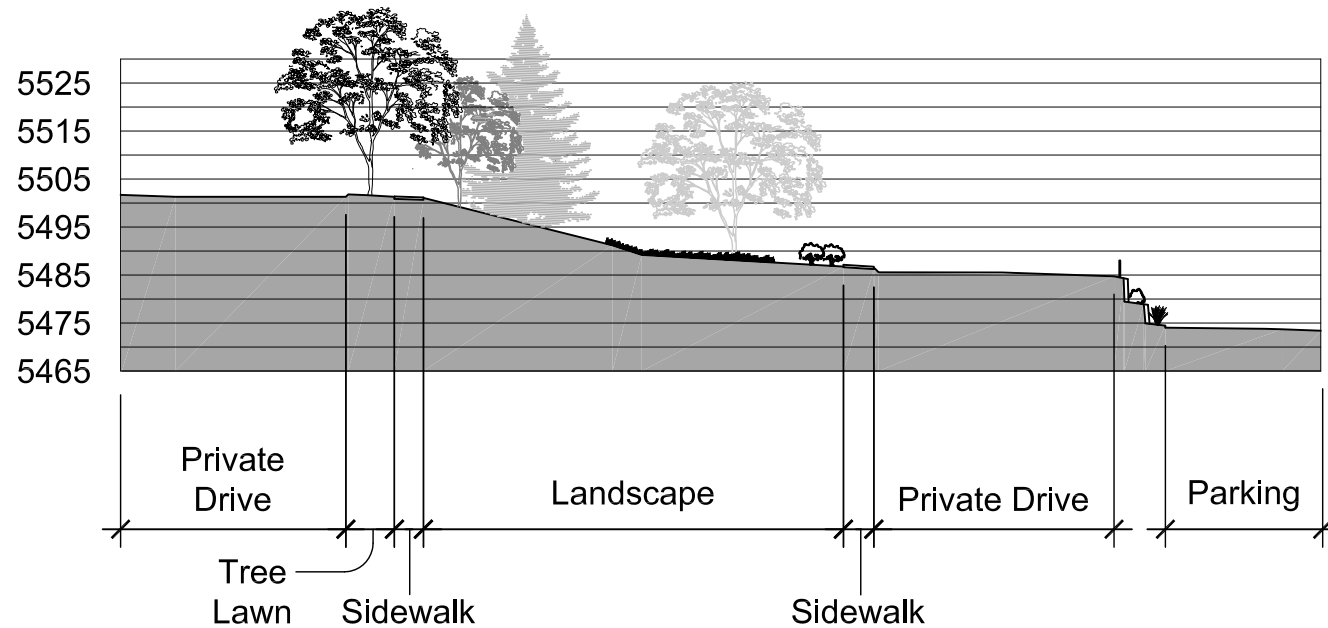
N.T.S.



MANUFACTURE: THOMAS STEELE
MODEL: WINGRA RECEPTACLE
MATERIAL: PERFORATED STEEL
COLOR: GUN METAL

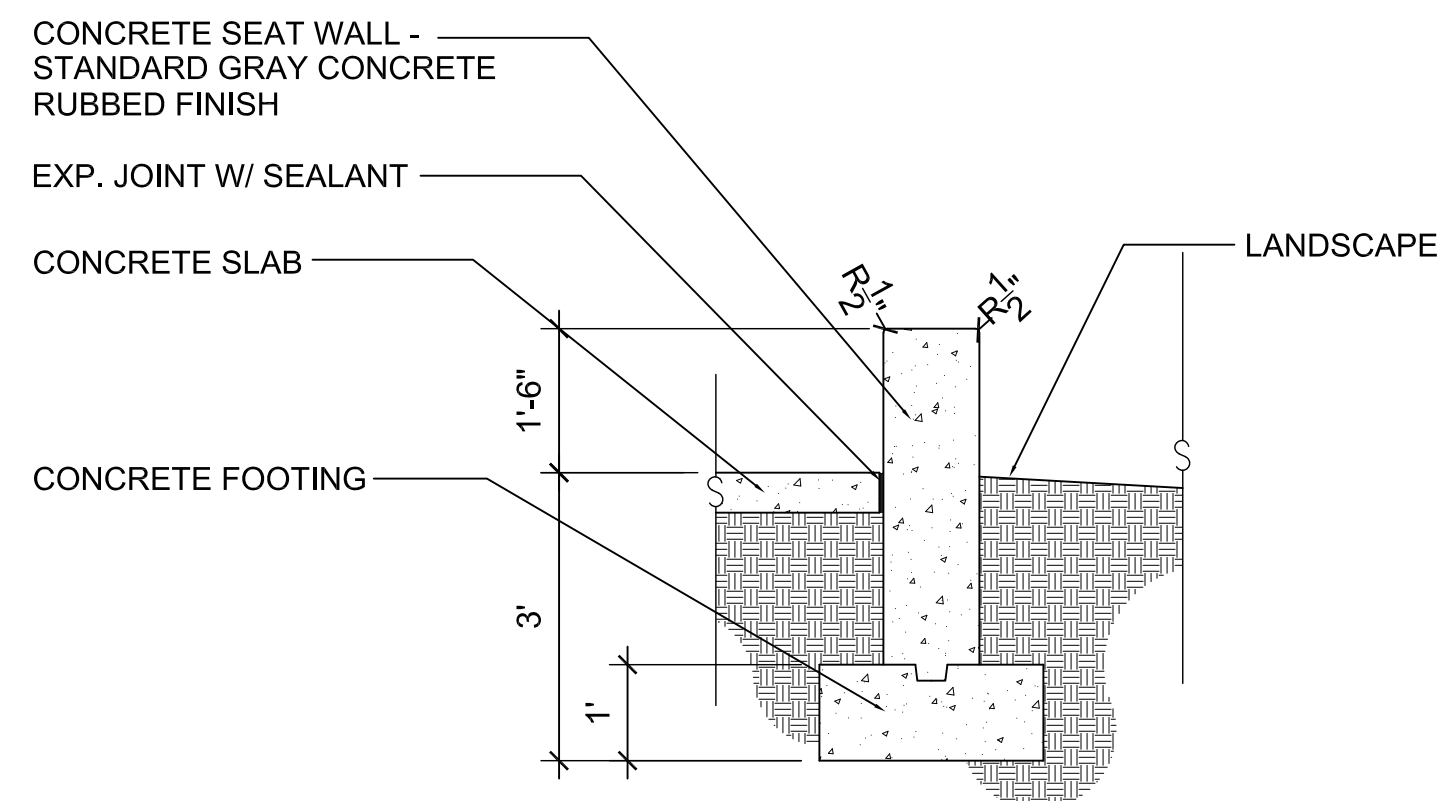
2 TRASH RECEPTACLE

N.T.S.



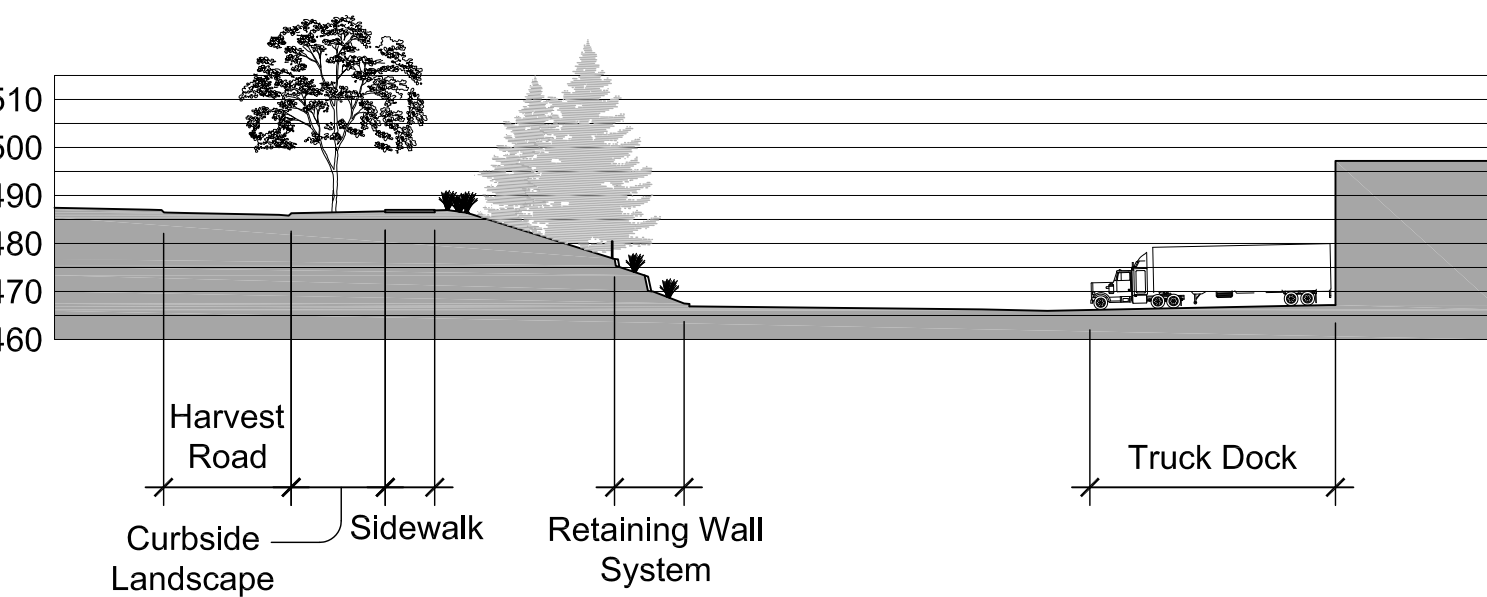
3 SECTION 'A'

SCALE 1" = 40'-0"



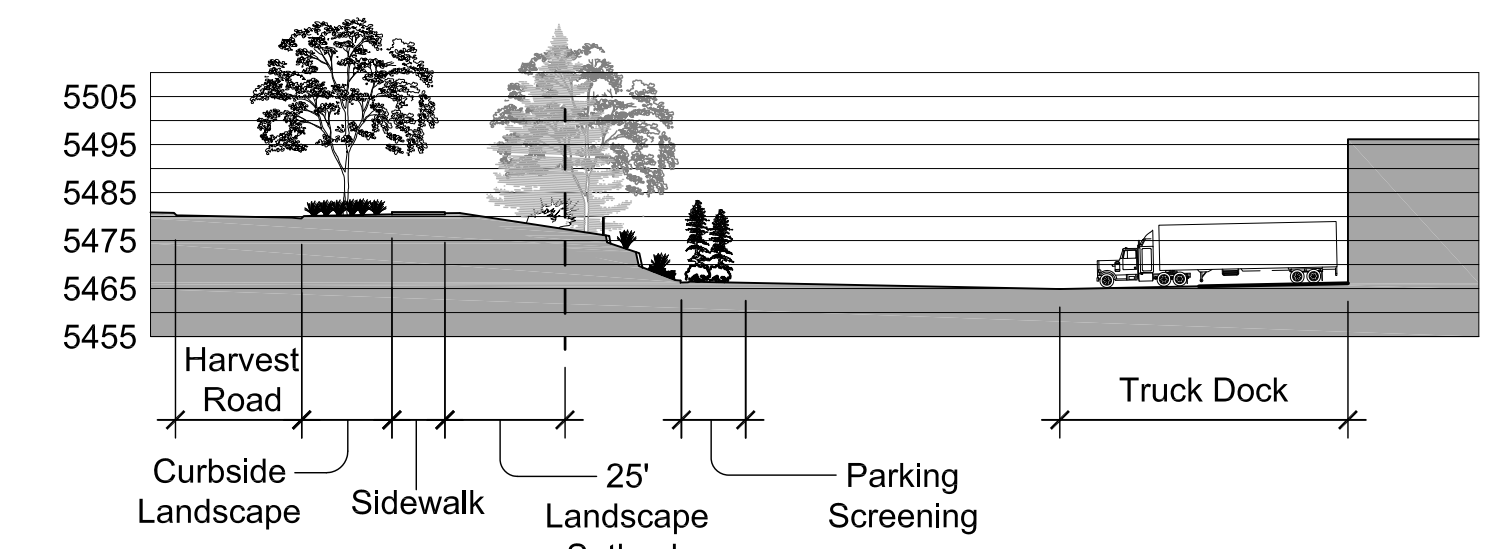
4 CONCRETE WALL SECTION

SCALE 1/2" = 1'-0"



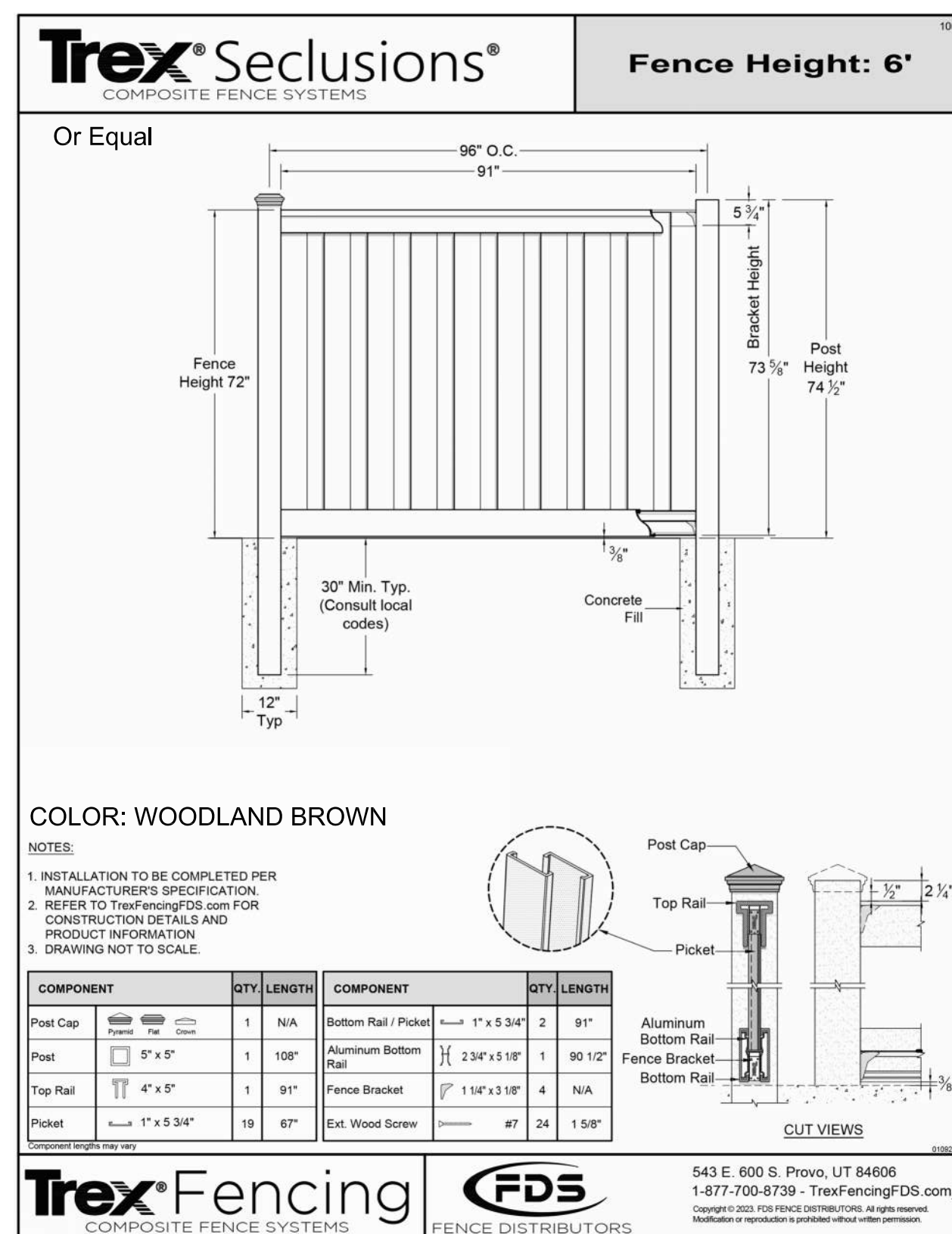
5 SECTION 'B'

SCALE 1" = 40'-0"



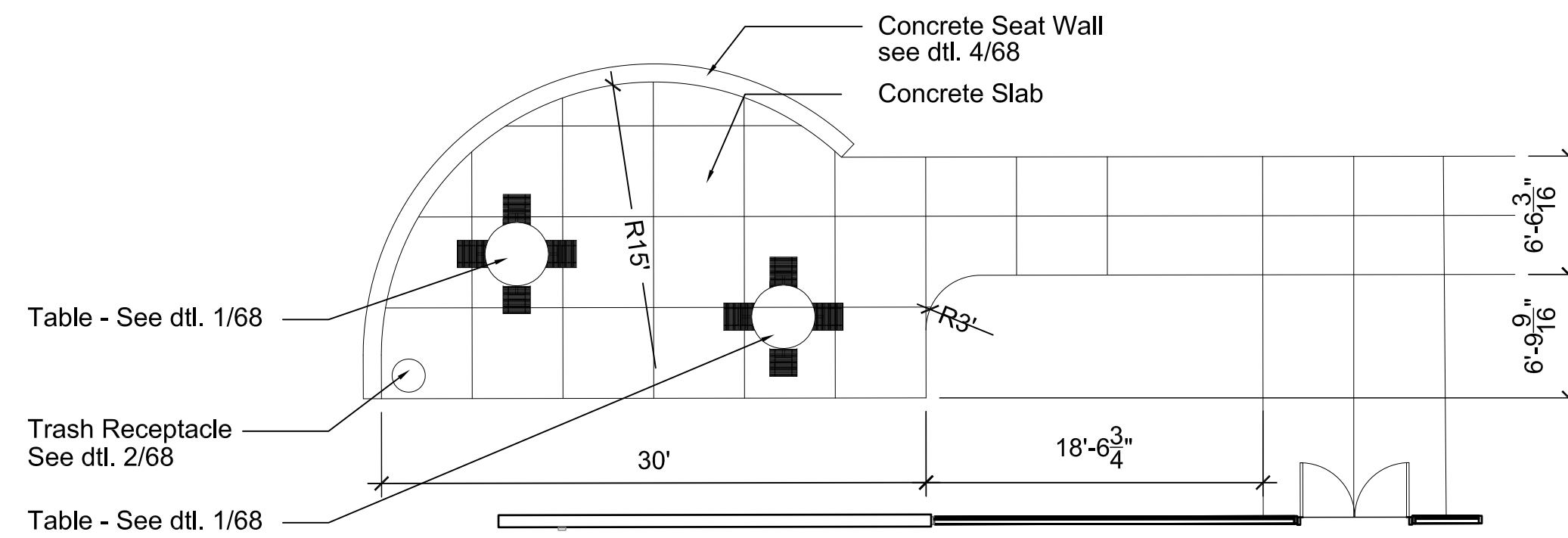
6 SECTION 'C'

SCALE 1" = 40'-0"



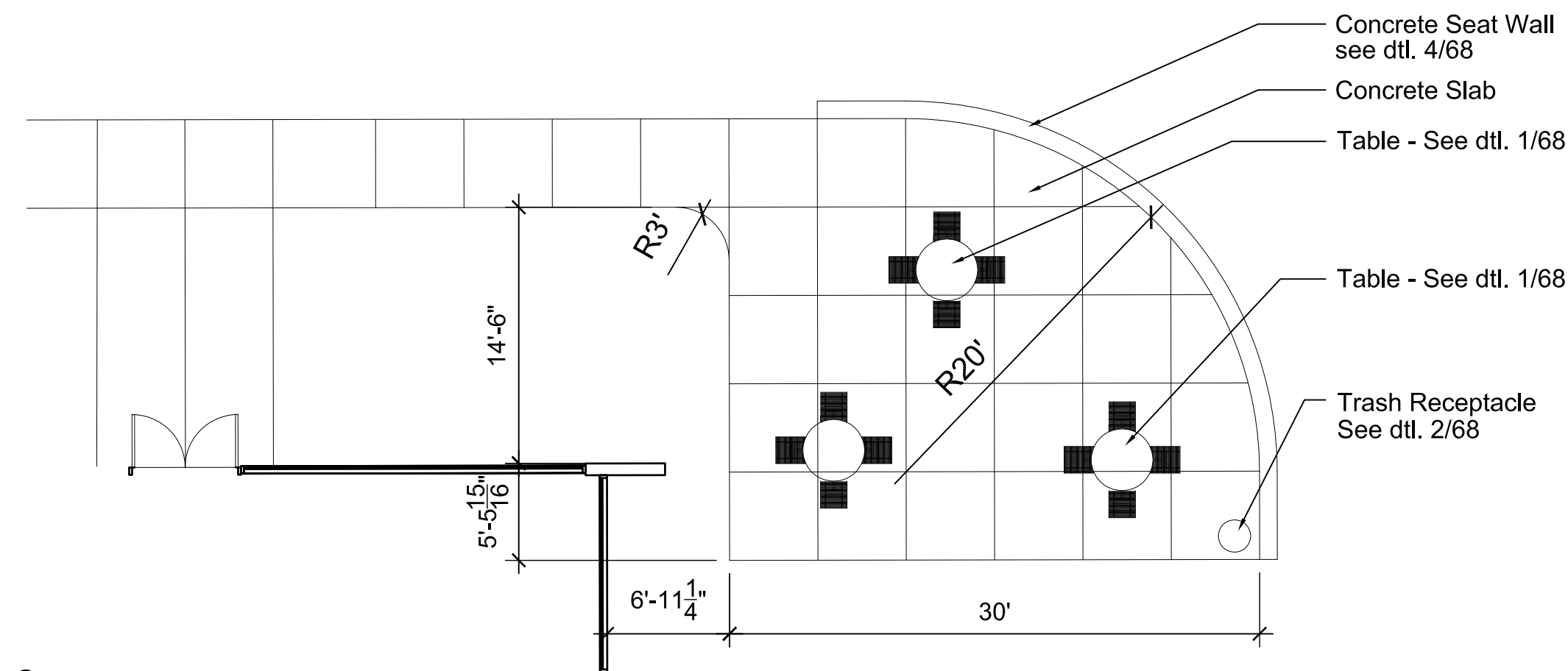
10 PRIVACY SCREEN - COMPOSITE FENCE

N.T.S.



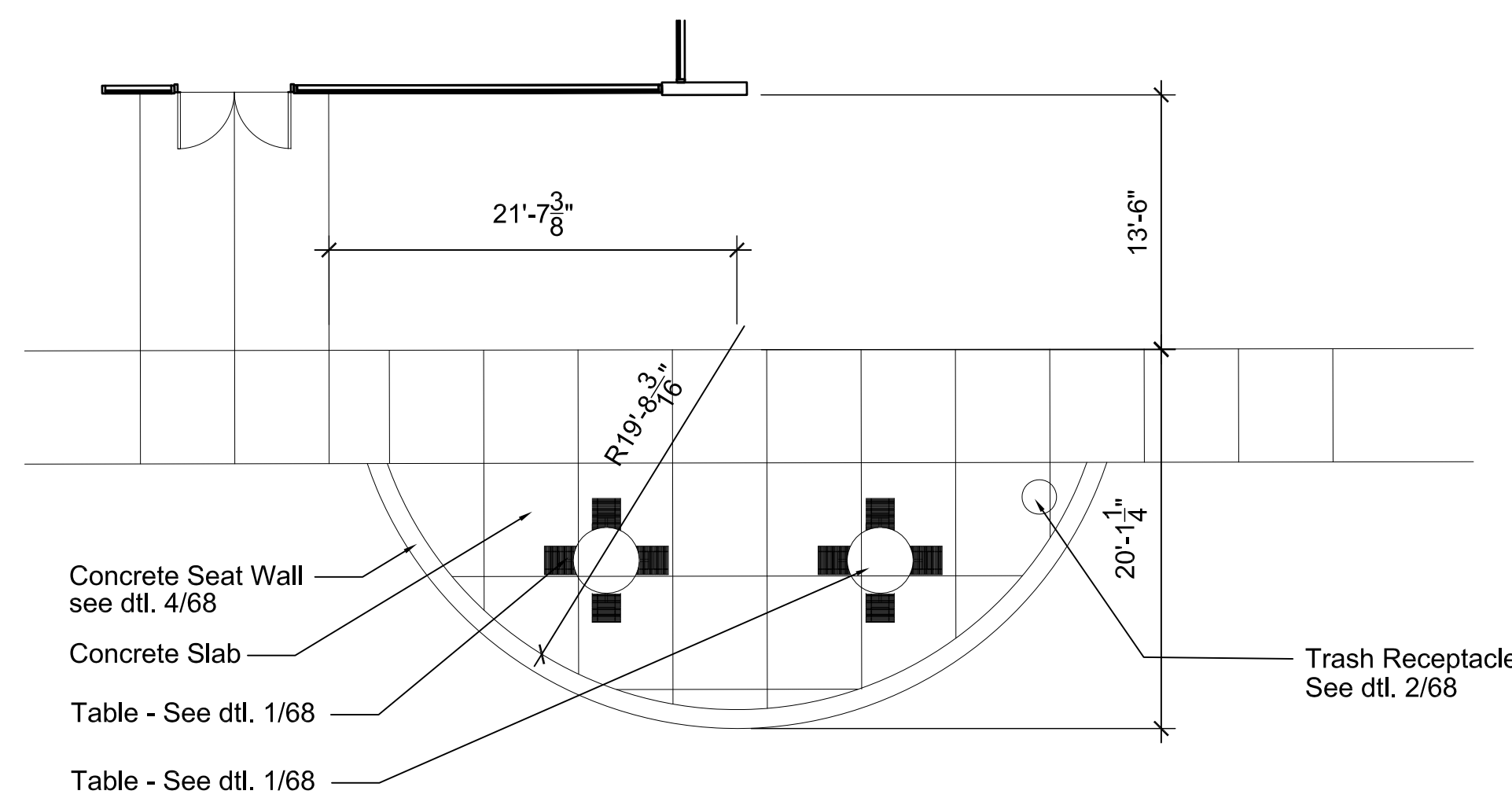
7 PATIO 1

SCALE 1/4" = 1'-0"



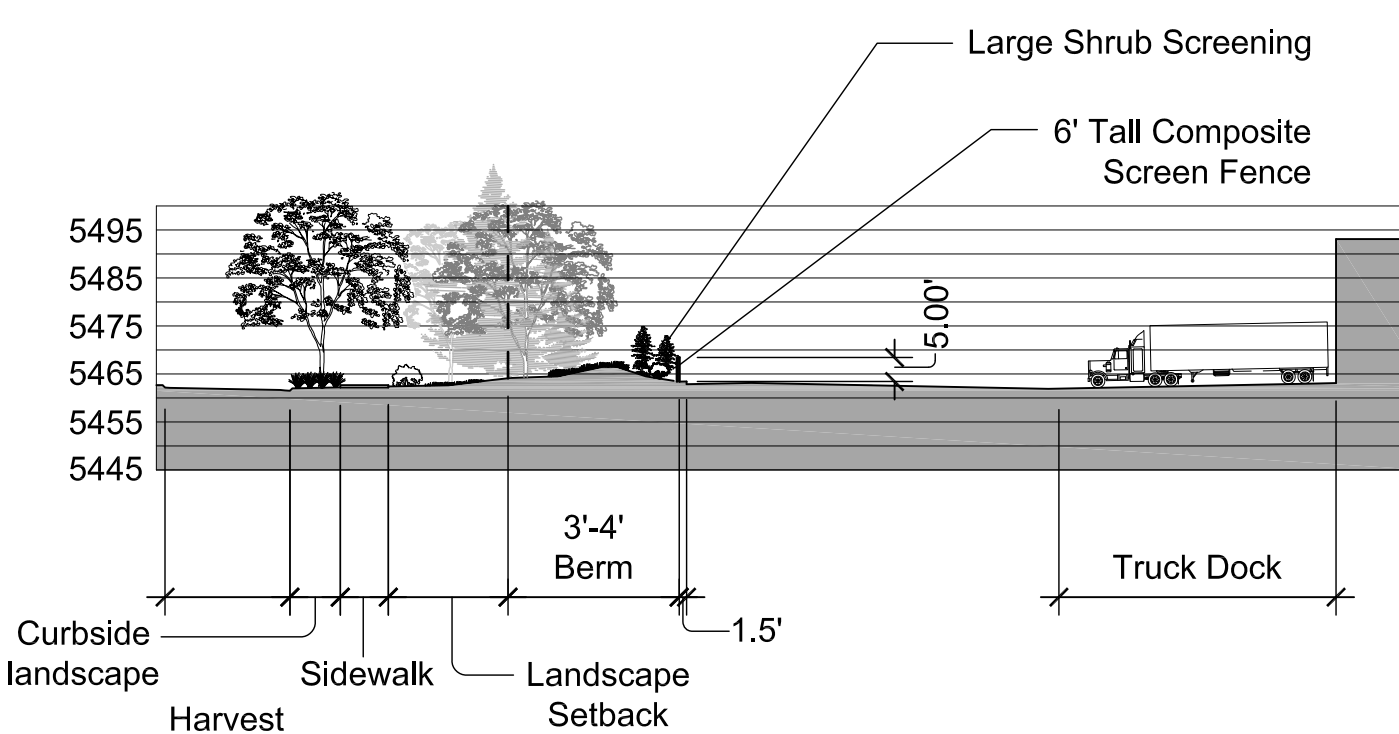
8 PATIO 2

SCALE 1/4" = 1'-0"



9 PATIO 3

SCALE 1/4" = 1'-0"

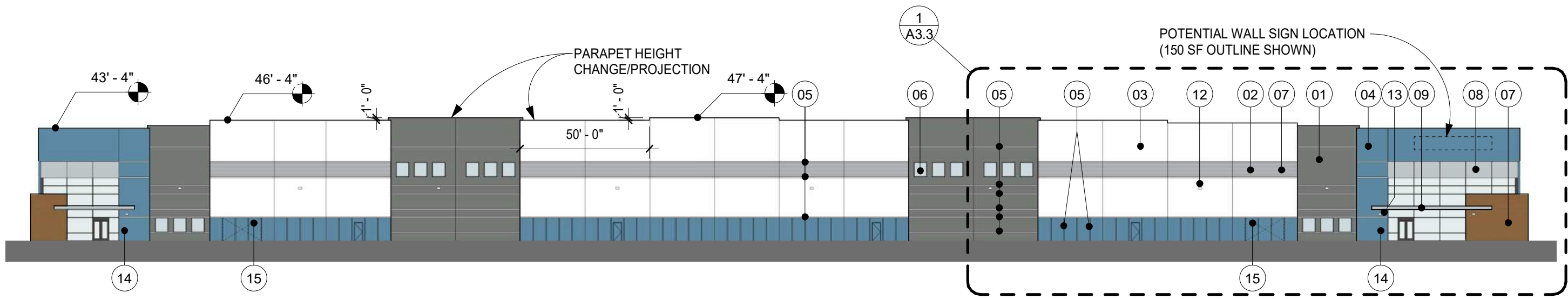


11 SECTION 'D'

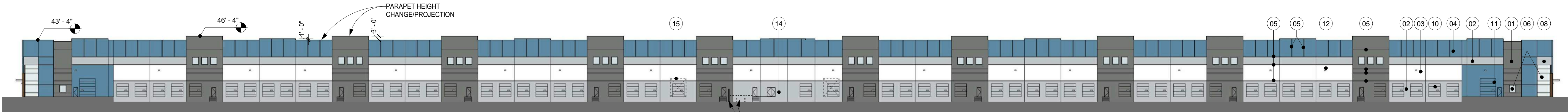
SCALE 1" = 40'-0"

NO.	DATE	REMARKS
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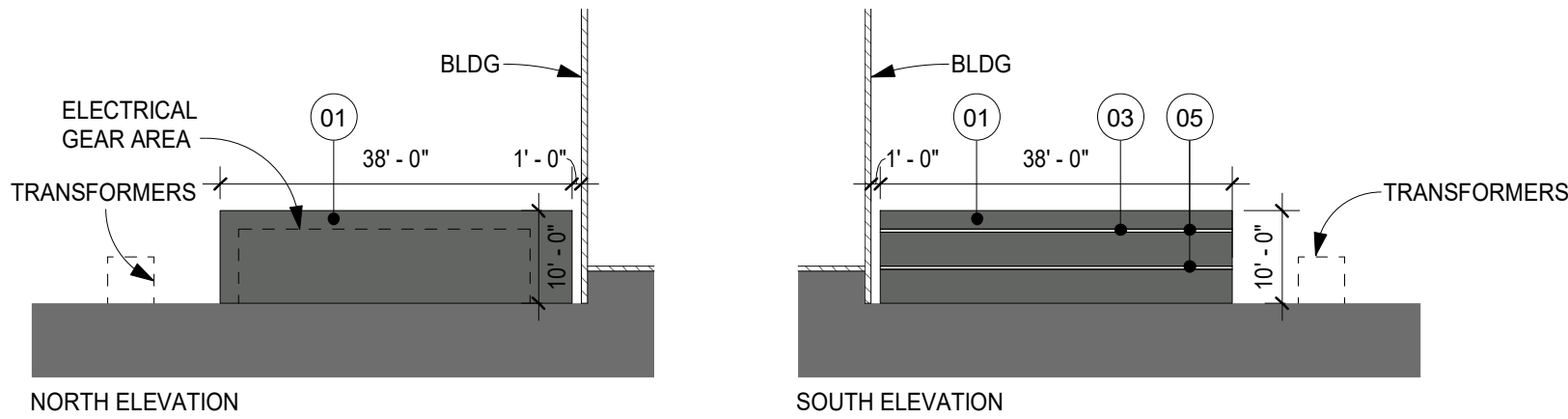
JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	



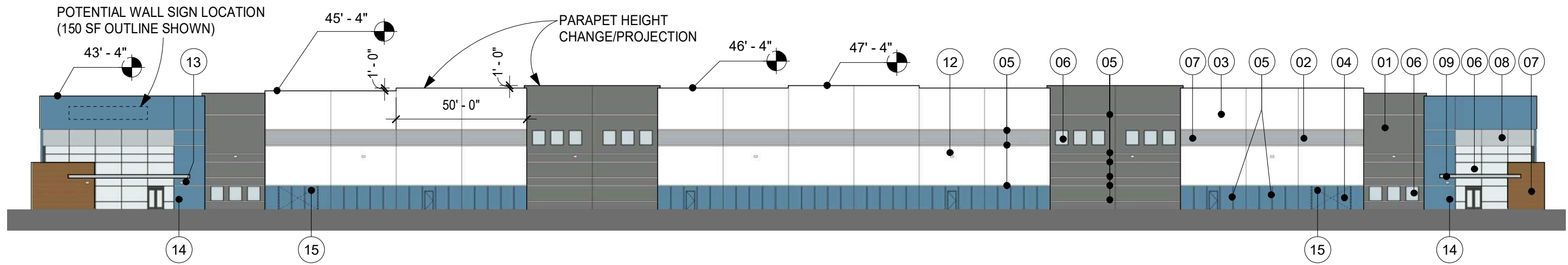
1 NORTH ELEVATION - BLDG 1A
1" = 40'-0"



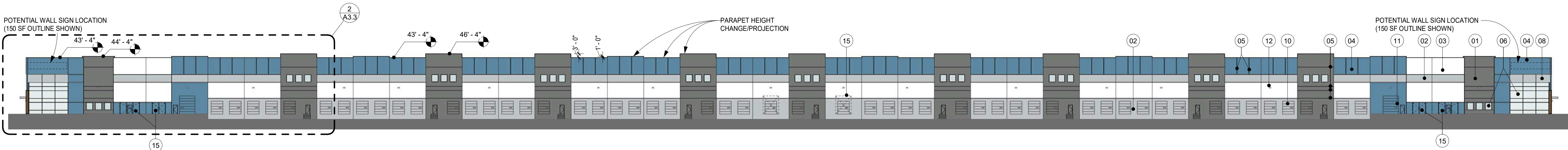
2 EAST ELEVATION - BLDG 1A
1" = 40'-0"



6 BLDG 1A ELECTRICAL GEAR WALL ELEVATIONS
1" = 20'-0"

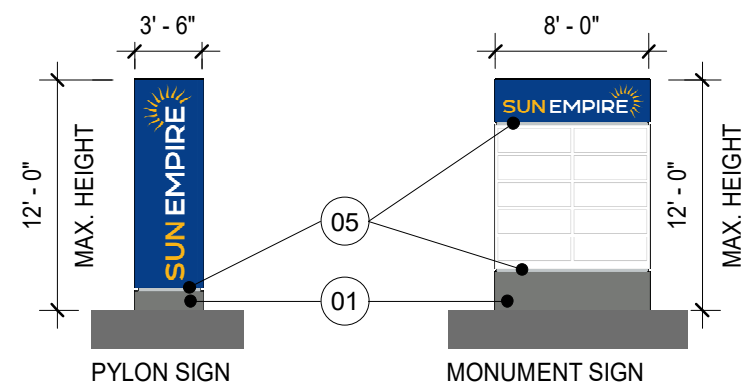


3 SOUTH ELEVATION - BLDG 1A
1" = 40'-0"



4 WEST ELEVATION - BLDG 1A
1" = 40'-0"

PROJECT LOGO WITH INTERNALLY ILLUMINATED LETTERS/LOGO.
METAL SIGN CABINET WITH CONCRETE BASE PAINTED COLOR #1.



5 PYLON AND MONUMENT SIGNS ELEVATION
1" = 10'-0"

SIGNAGE NOTES FOR BUILDING 1A

1) MAXIMUM TOTAL SIGNAGE AREA FOR ALL WALL, PROJECTING, BLADE AND MONUMENT SIGNS IS 600 SF.

2) MAXIMUM OF 5 SIGNS ARE PERMITTED (UNLESS ADDITIONAL TENANT SIGNAGE IS PERMITTED PER AURORA UNIFIED DEVELOPMENT CODE).

PER 4.10.5.B.2.a:
APPROX. 1,170' OF BUILDING FRONTAGE ALONG HARVEST ROAD (ARTERIAL) = (2 SF X 100') + (.5 SF X 1,070') = 735SF OF TOTAL SIGN AREA, WHICH EXCEEDS 600 MAX.

KEYNOTE LEGEND

- 01. CONCRETE PANEL PAINTED COLOR #1
- 02. CONCRETE PANEL PAINTED COLOR #2
- 03. CONCRETE PANEL PAINTED COLOR #3
- 04. CONCRETE PANEL PAINTED COLOR #4
- 05. PAINTED REVEAL
- 06. VISION GLASS WITH ANODIZED ALUMINUM FRAME
- 07. CONCRETE FORMLINER PATTERN - PAINTED
- 08. METAL COMPOSITE MATERIAL (MCM) PANEL
- 09. STEEL CANOPY WITH WIRE MESH SOFFIT
- 10. OVERHEAD DOCK DOOR - 9' X 10'
- 11. OVERHEAD DRIVE-IN DOOR - 12' X 14'
- 12. EXTERIOR PERIMETER LIGHT, WALL MOUNT
- 13. EXTERIOR ENTRANCE SCONCE
- 14. KNOX BOX
- 15. KNOCK-OUT PANEL FOR FUTURE OPENING
SEE DETAIL 8/A3.2

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900 south broadway
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denver, co 80209
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Minnetonka, MN 55343
612.536.9444

FOR AND ON
BEHALF OF WARE
MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

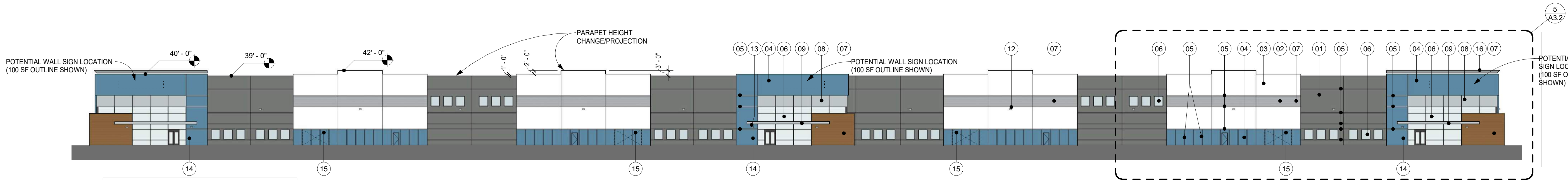
AURORA CO

NO.	DATE	REMARKS

JOB NO.:	
PA / PM:	
DESIGNED:	
DATE:	03.10.23
PLOT DATE:	----

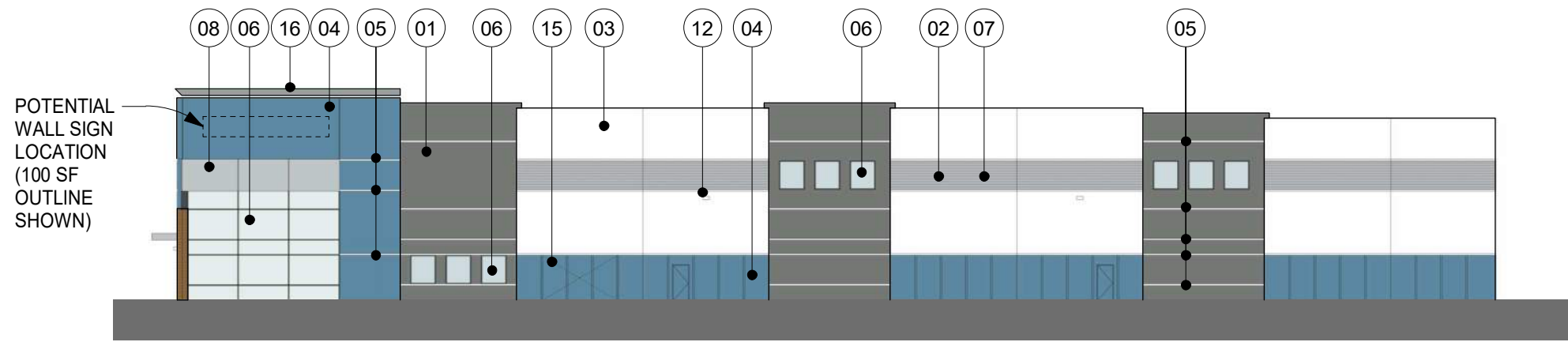
SHEET
A3.1
CONCEPT ELEVATIONS
- BLDG 1A & SIGNAGE
Sheet 69 of 86

NOT FOR CONSTRUCTION

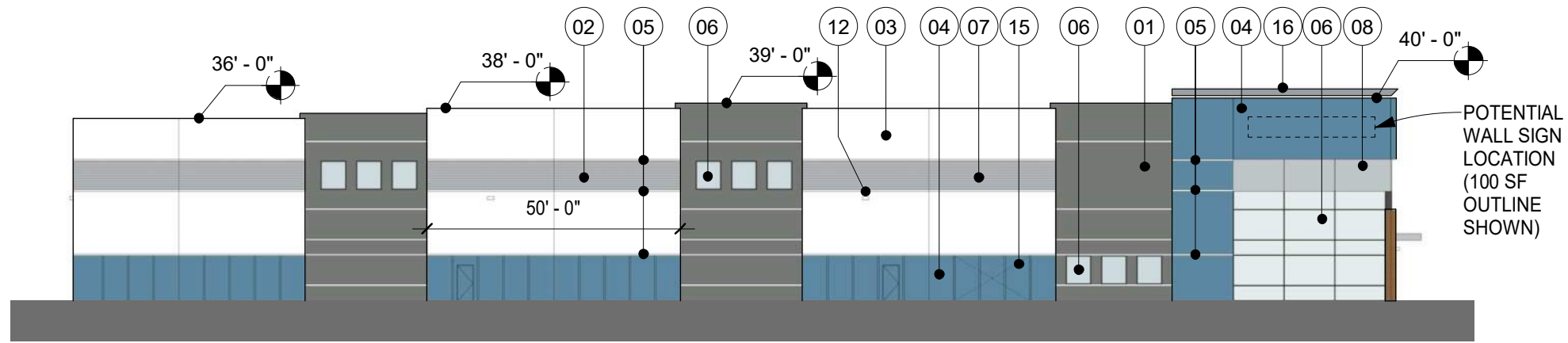


1 NORTH ELEVATION - BLDG 1B
1" = 30'-0"

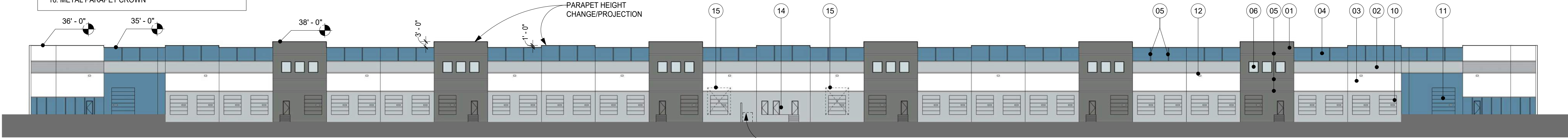
- KEYNOTE LEGEND
- 01. CONCRETE PANEL PAINTED COLOR #1
 - 02. CONCRETE PANEL PAINTED COLOR #2
 - 03. CONCRETE PANEL PAINTED COLOR #3
 - 04. CONCRETE PANEL PAINTED COLOR #4
 - 05. PAINTED REVEAL
 - 06. VISION GLASS WITH ANODIZED ALUMINUM FRAME
 - 07. CONCRETE FORMLINER PATTERN - PAINTED
 - 08. METAL COMPOSITE MATERIAL (MCM) PANEL
 - 09. STEEL CANOPY WITH WIRE MESH SOFFIT
 - 10. OVERHEAD DOCK DOOR - 9' X 10'
 - 11. OVERHEAD DRIVE-IN DOOR - 12' X 14'
 - 12. EXTERIOR PERIMETER LIGHT, WALL MOUNT
 - 13. EXTERIOR ENTRANCE SCENCE
 - 14. KNOX BOX
 - 15. KNOCK-OUT PANEL FOR FUTURE OPENING SEE DETAIL 8/A3.2
 - 16. METAL PARAPET CROWN



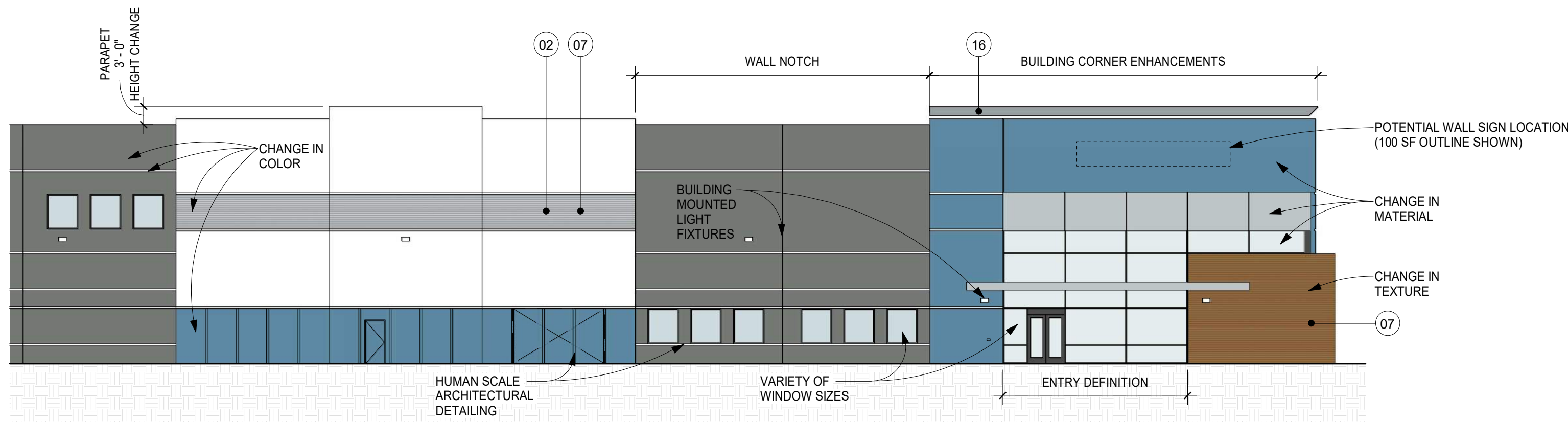
4 WEST ELEVATION - BLDG 1B
1" = 30'-0"



2 EAST ELEVATION - BLDG 1B
1" = 30'-0"

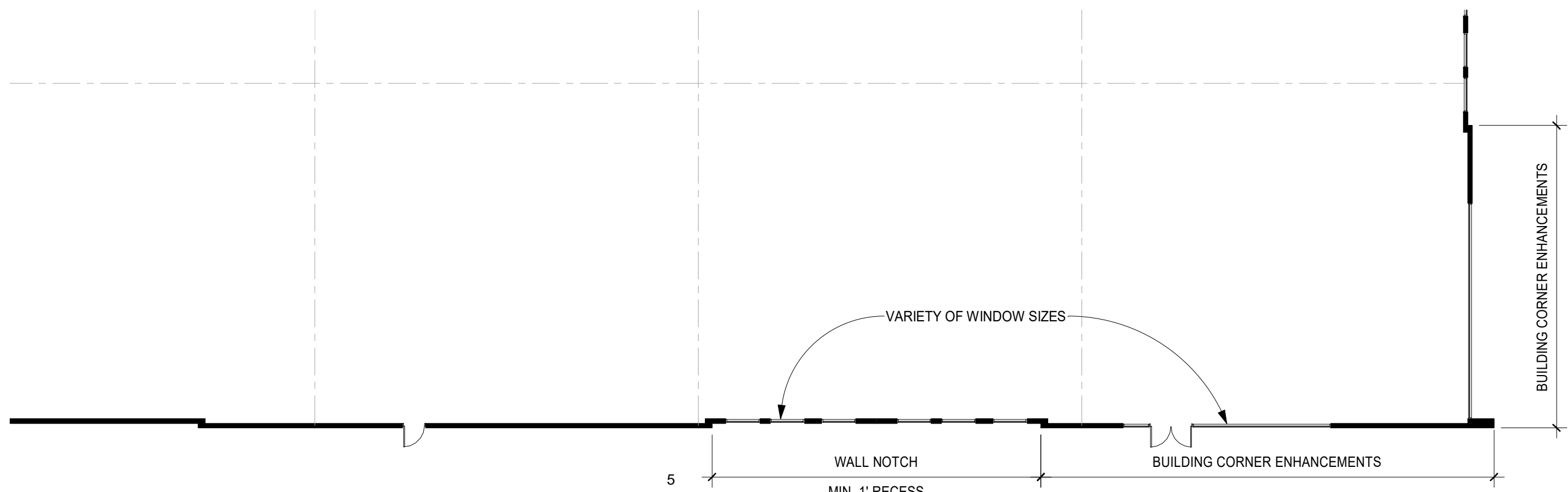


3 SOUTH ELEVATION - BLDG 1B
1" = 30'-0"



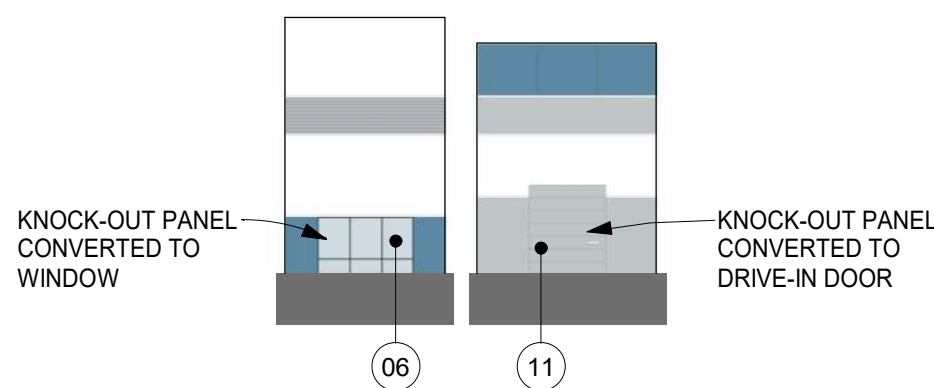
5 ENLARGED NORTH ELEVATION - BLDG 1B
1/16" = 1'-0"

NOTE: FLOOR PLAN ALIGNED WITH ENLARGED ELEVATION ABOVE FOR COMPARISON

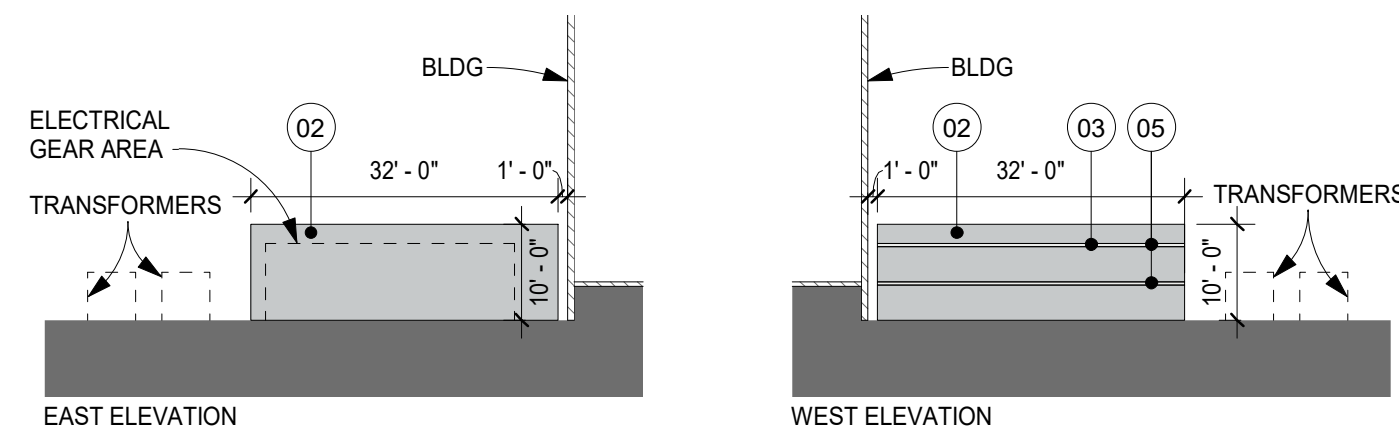


6 ENLARGED PARTIAL CONCEPT FLOOR PLAN - BLDG 1B
1/16" = 1'-0"

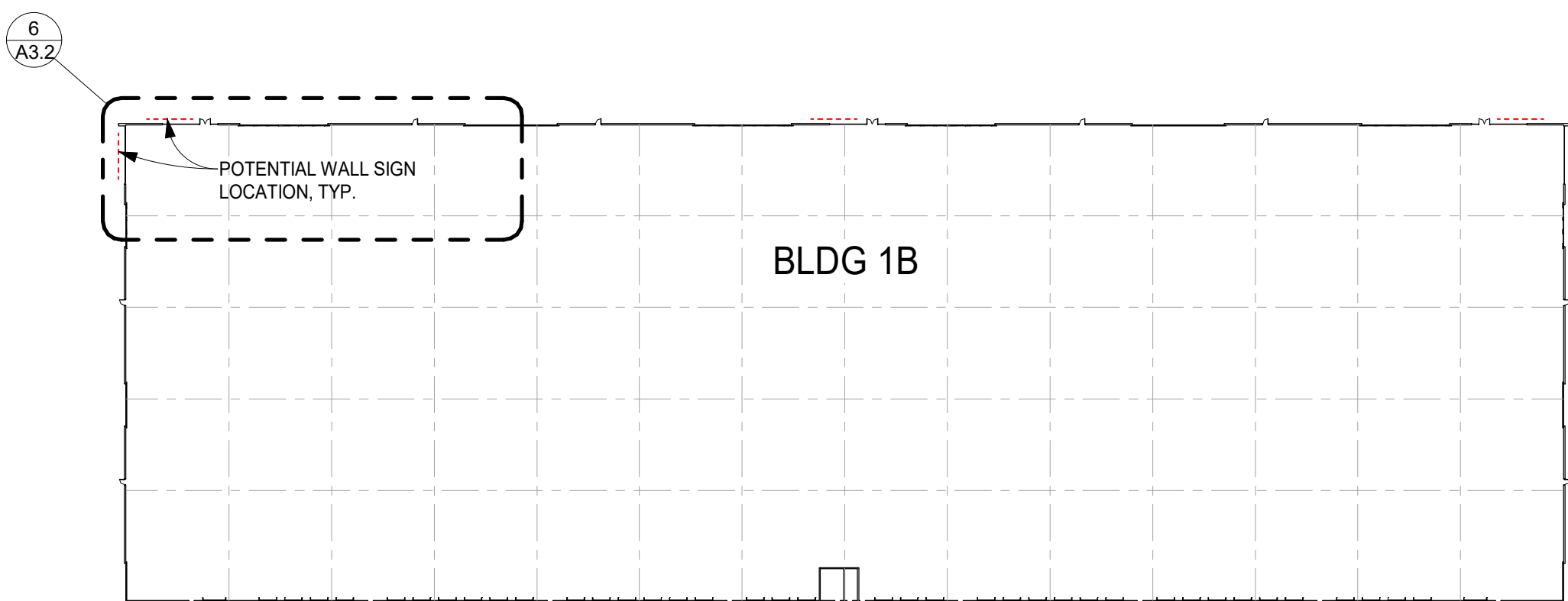
THE FOLLOWING DEPICT WHAT THE FUTURE OPENING WOULD LOOK LIKE IF A TENANT REQUIRED ADDITIONAL WINDOWS AND/OR DRIVE-IN DOORS:



8 FUTURE OPENING ELEVATION
1" = 30'-0"



9 BLDG 1B ELECTRICAL GEAR WALL ELEVATIONS
1" = 20'-0"



7 KEY PLAN - BLDG 1B
1" = 80'-0"

SIGNAGE NOTES FOR BUILDING 1B

- 1) MAXIMUM TOTAL SIGNAGE AREA FOR ALL WALL, PROJECTING, BLADE AND MONUMENT SIGNS IS 542.5 SF.
- 2) MAXIMUM OF 5 SIGNS ARE PERMITTED (UNLESS ADDITIONAL TENANT SIGNAGE IS PERMITTED PER AURORA UNIFIED DEVELOPMENT CODE).

PER 4.10.5.B.2.a:
APPROX. 785' OF BUILDING FRONTAGE ALONG 56TH AVE =
(2 SF X 100') + (.5 SF X 685') = 542.5 SF OF TOTAL SIGN AREA

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

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Minneapolis, MN 55433
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BEHALF OF WARE
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SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

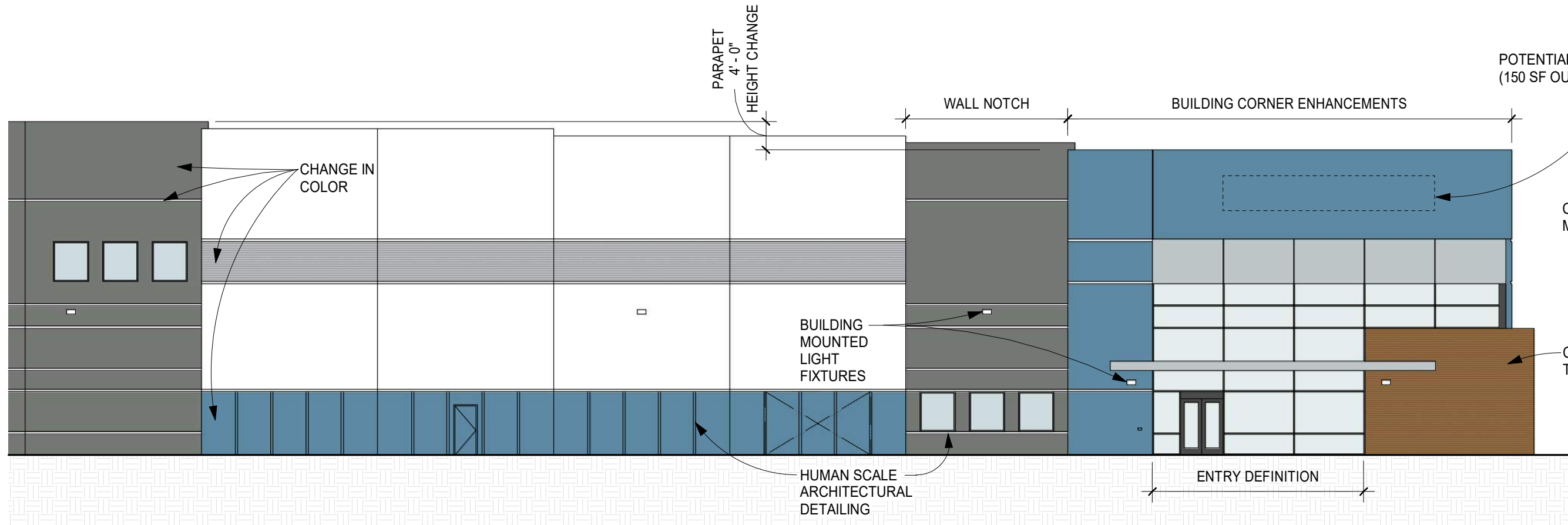
AURORA CO

NO.	DATE	REMARKS

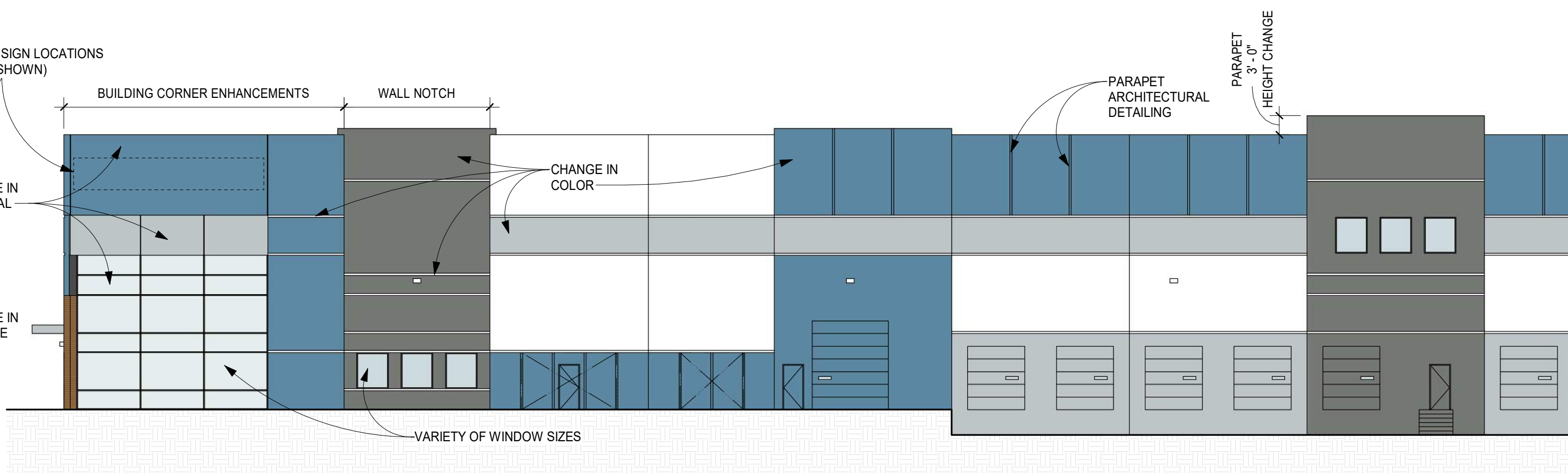
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PA / PM:	
DESIGNED:	
DATE:	03.10.23
PLOT DATE:	---

SHEET	A3.2
CONCEPT ELEVATIONS	- BLDG 1B
Sheet	70 of 86

NOT FOR CONSTRUCTION

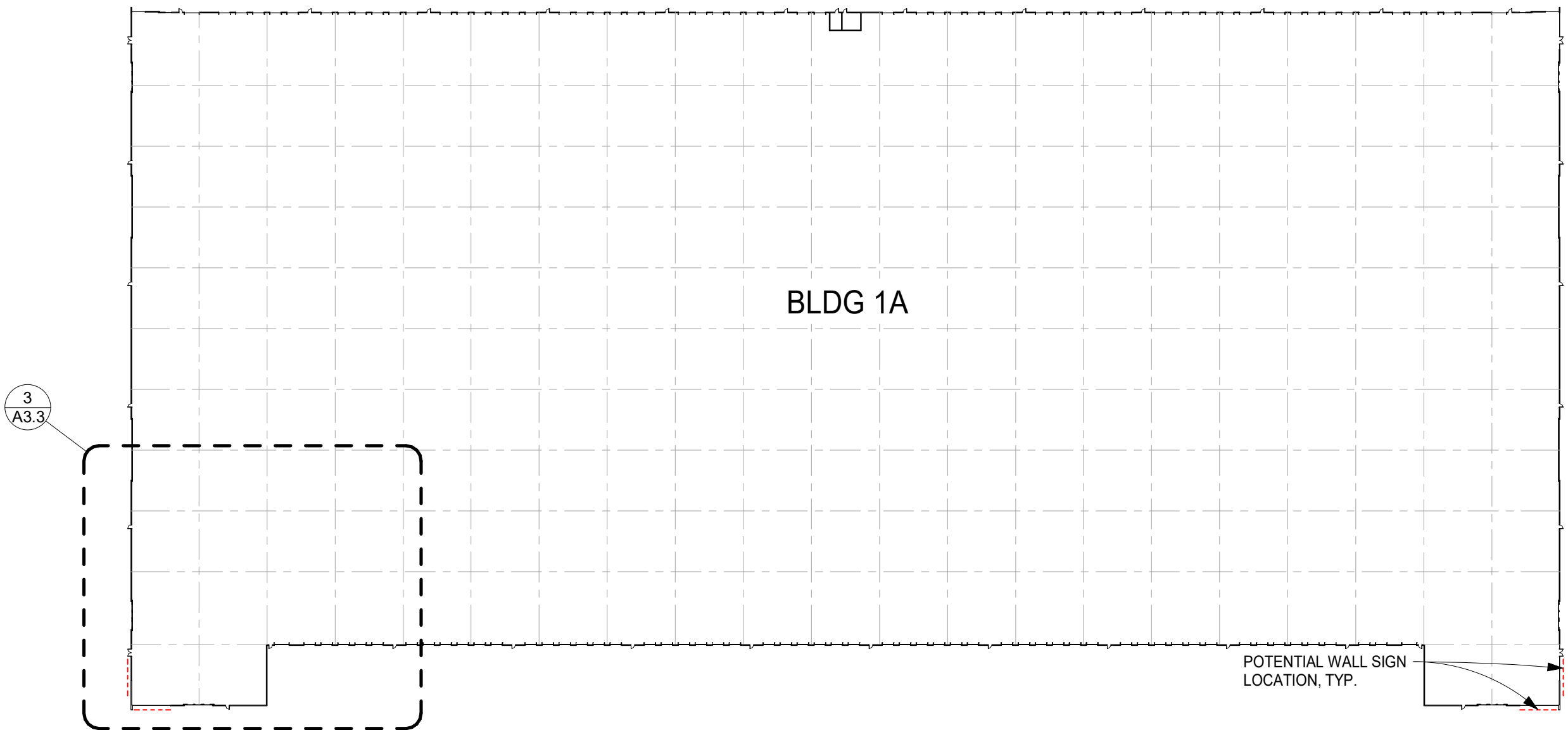


1 ENLARGED NORTH ELEVATION - BLDG 1A
1/16" = 1'-0"

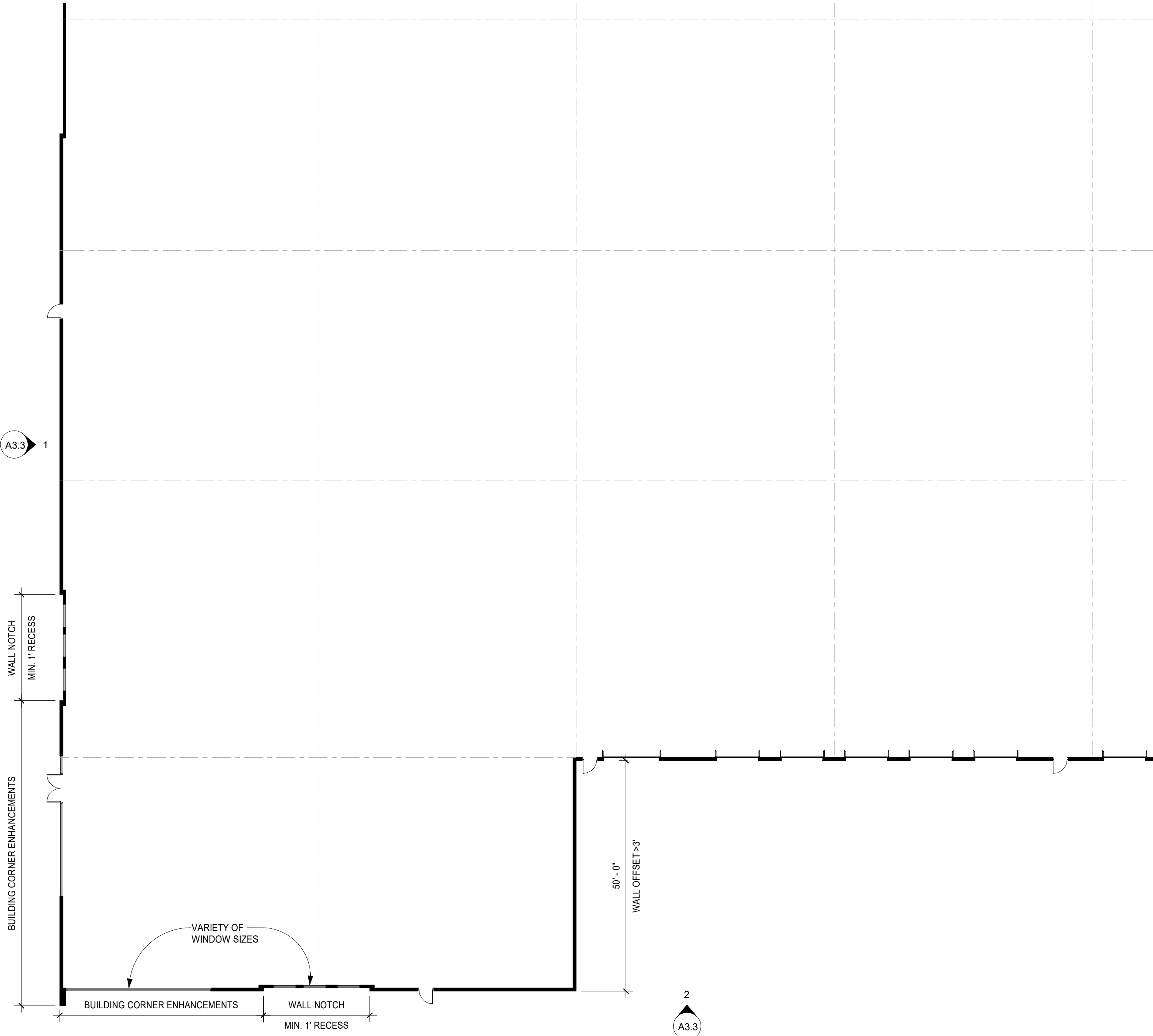


2 ENLARGED WEST ELEVATION - BLDG 1A
1/16" = 1'-0"

NOTE: FLOOR PLAN ALIGNED WITH ENLARGED WEST ELEVATION ABOVE FOR COMPARISON



4 KEY PLAN - BLDG 1A
1" = 100'-0"



3 ENLARGED PARTIAL CONCEPT FLOOR PLAN - BLDG 1A
1/16" = 1'-0"

0' 8' 16' 32'

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denver, co 80209
p 303.561.3333
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SITE PLAN

AURORA CO

NO.	DATE	REMARKS

JOB NO.:	
PA / PM:	
DESIGNED:	
DATE:	03.10.23
PLOT DATE:	---

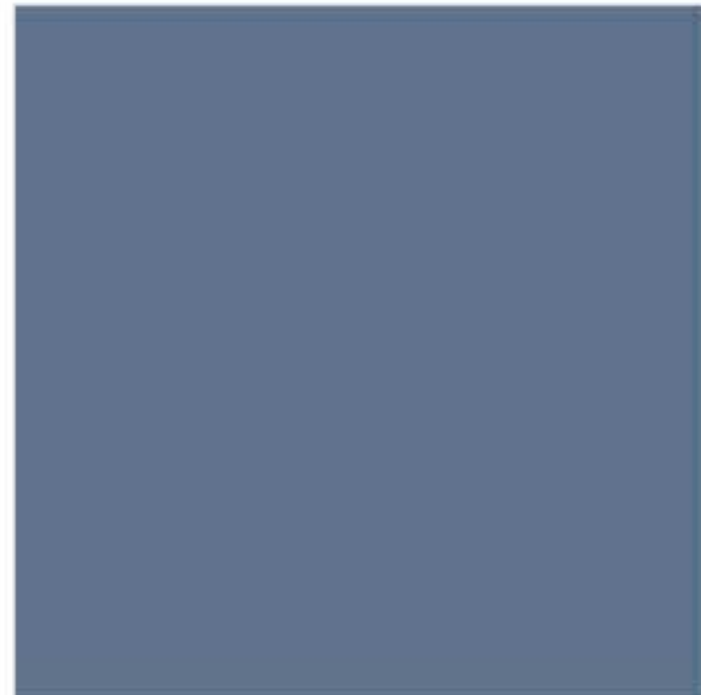
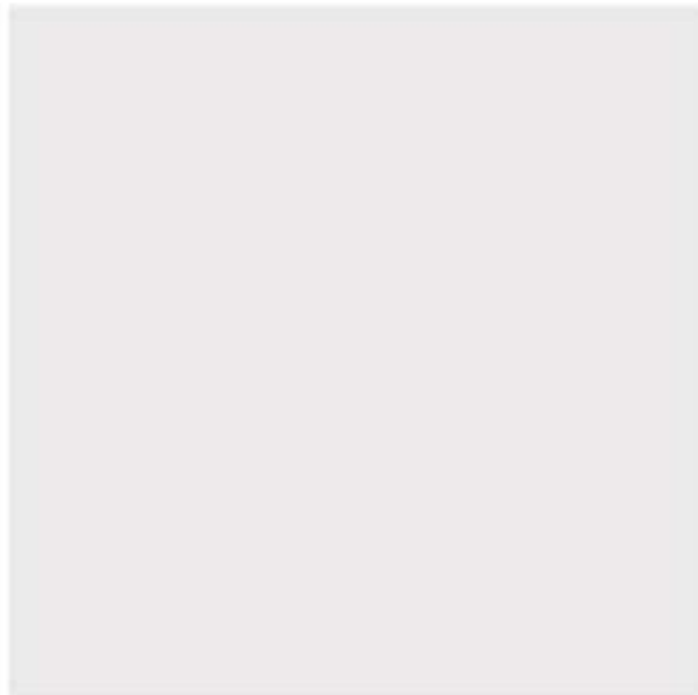
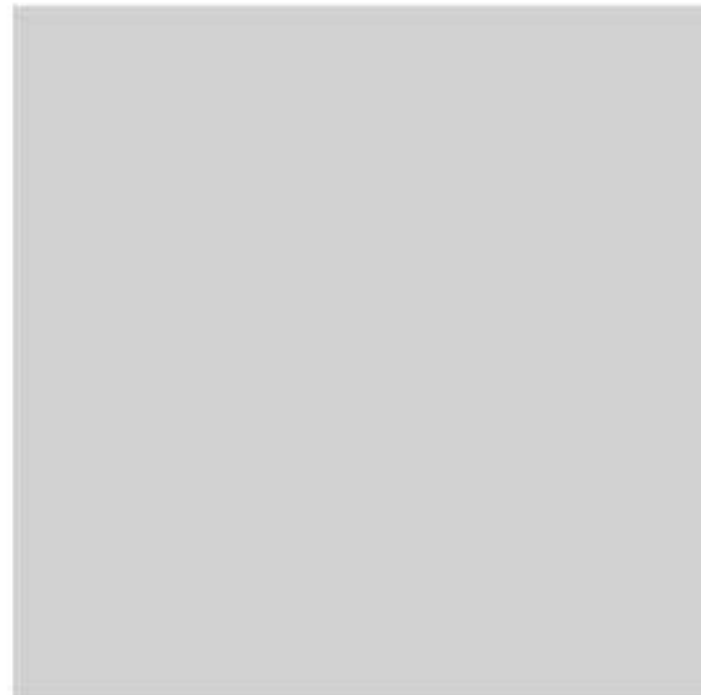
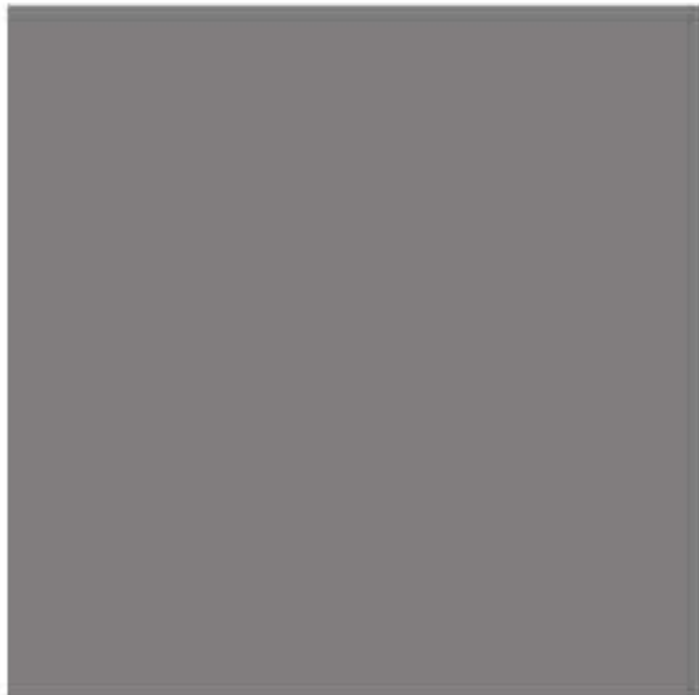
SHEET	A3.3
ENLARGED CONCEPT	BLDG 1A
Sheet	71 of 86

NOT FOR CONSTRUCTION



ALL PAINTED CONCRETE TILT-UP PANELS ARE EMBOSSED WITH REVEALS THAT REPEAT A COMMON PATTERN PER 146-4.8.10 (A) 1

- 01 PAINTED CONCRETE
COLOR #1
- 02 PAINTED CONCRETE
COLOR #2
- 03 PAINTED CONCRETE
COLOR #3
- 04 PAINTED CONCRETE
COLOR #4
- 05 VISION GLASS



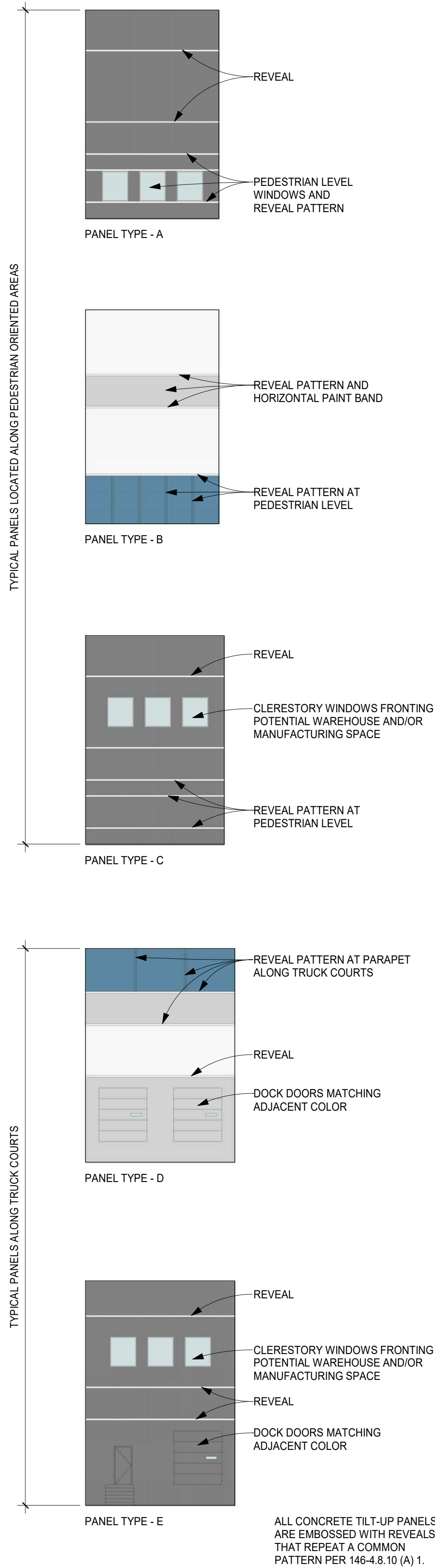
- 06 ANODIZED
ALUMINUM FRAME
- 07 PAINTED CONCRETE
FORMLINER PATTERN
- 08 METAL COMPOSITE
MATERIAL PANEL
- 09 STEEL CANOPY WITH WIRE MESH SOFFIT



SHOWN WITH 2 DIFFERENT PAINT COLORS.
SEE ELEVATIONS FOR APPLICATION.

CANOPY

SOFFIT



1 TYPICAL CONCRETE TILT-UP PANELS

1/16" = 1'-0"

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denver, co 80209
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SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

AURORA CO

NO.	DATE	REMARKS

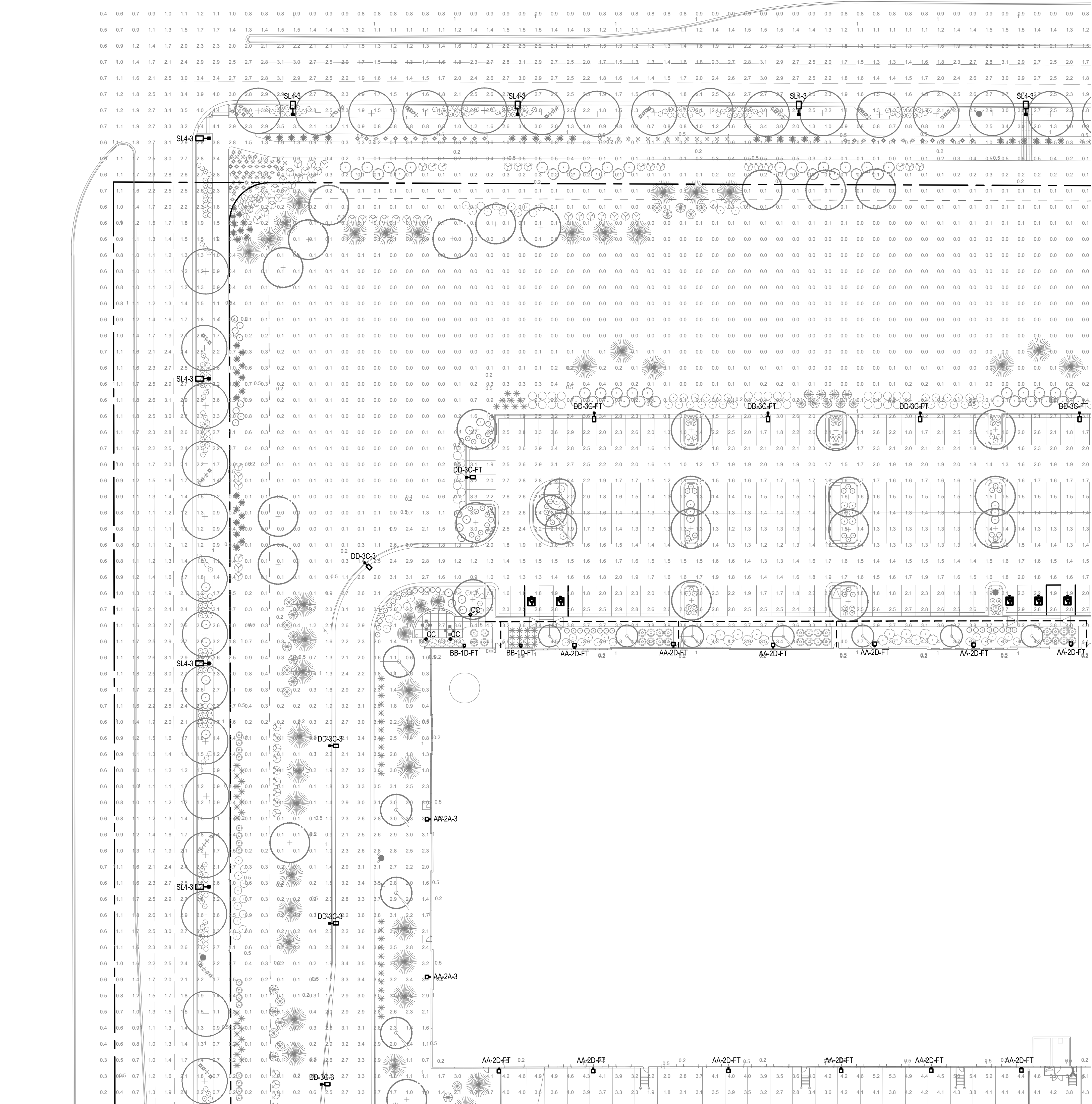
JOB NO.:	
PA / PM:	
DESIGNED:	
DATE:	03.10.23
PLOT DATE:	----

SHEET
A3.4
CONCEPT EXTERIOR
MATERIAL PALETTE
Sheet 72 of 86

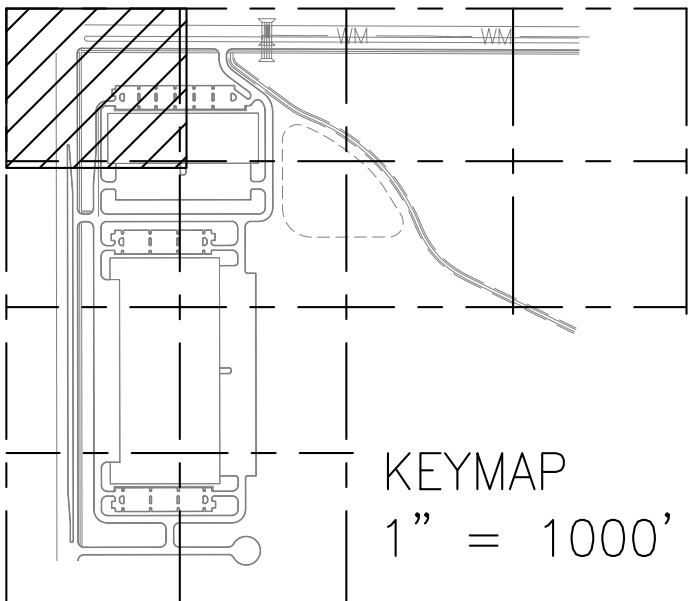
NOT FOR CONSTRUCTION

GENERAL NOTES:

- ALL LIGHTING ALONG THE PUBLIC ROADWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 -- MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".



1 SITE LIGHTING PHOTOMETRIC PLAN
E2.1
40' 20' 0 40' 80'
1"=40'



GIVEN
& ASSOCIATES INC.
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Project # 22033

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN
AURORA, COLORADO
SITE LIGHTING PHOTOMETRIC PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	BAB
DESIGNED:	BAB
DATE:	03/10/2022
PLOT DATE:	03/10/2023

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

GENERAL NOTES:

- ALL LIGHTING ALONG THE PUBLIC ROADWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 -- MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

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SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

AURORA, COLORADO

SITE LIGHTING PHOTOMETRIC PLAN

REMARKS

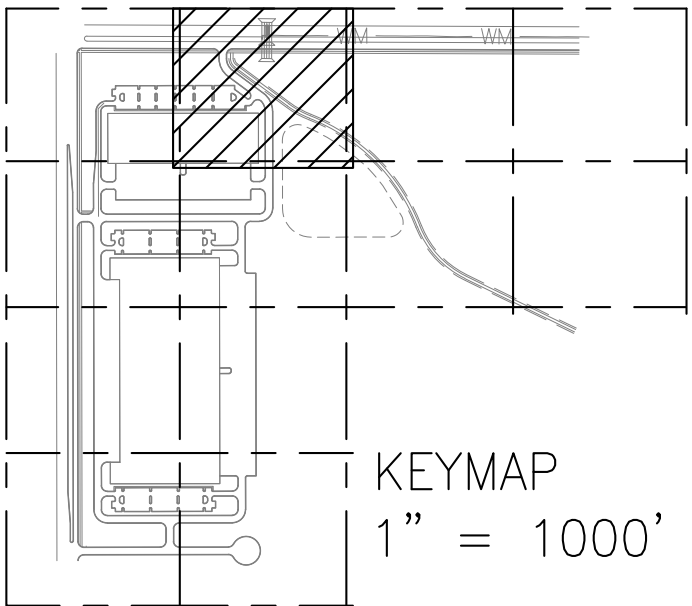
JOB NO.:	DCS21-4030
PA / PM:	BAB
DESIGNED:	BAB
DATE:	03/10/2022
PLOT DATE:	03/10/2023

SHEET

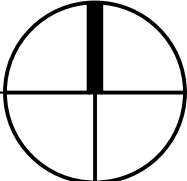
E2.2

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GIVEN
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MECHANICAL & ELECTRICAL ENGINEERS
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Lakewood, Colorado 80228
Ph: 303.716.1270
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www.givenandassociates.com
Project # 22033

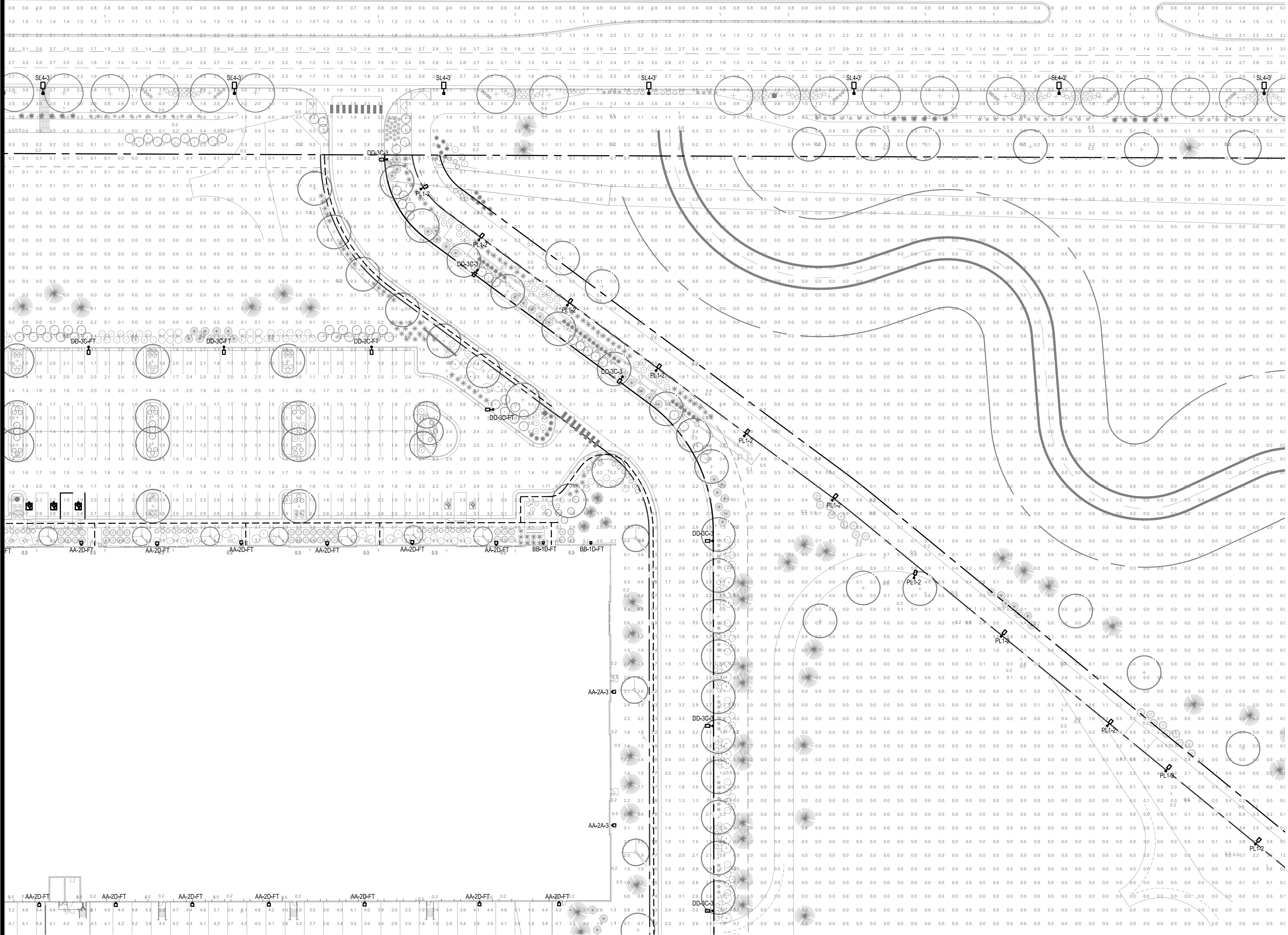


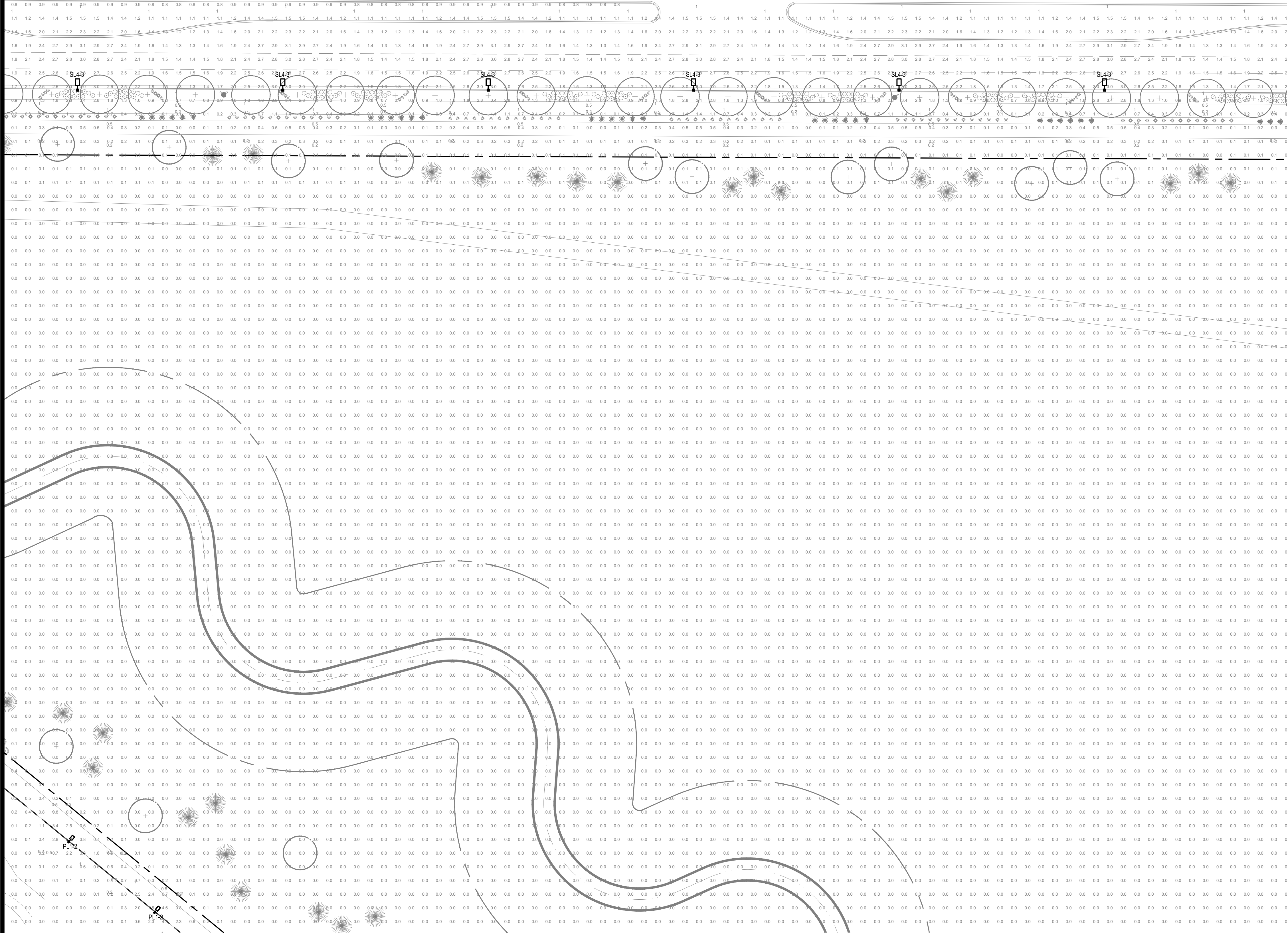
NORTH



1 SITE LIGHTING PHOTOMETRIC PLAN

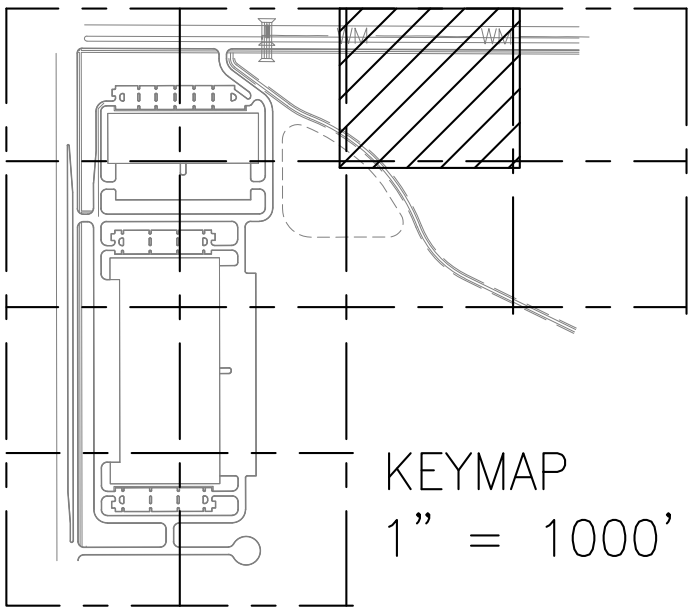
40' 20' 0 40' 80'
1"=40'





1 SITE LIGHTING PHOTOMETRIC PLAN
E2.3
40' 20' 0 40' 80'
1"=40'

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NO.	DATE	REMARKS

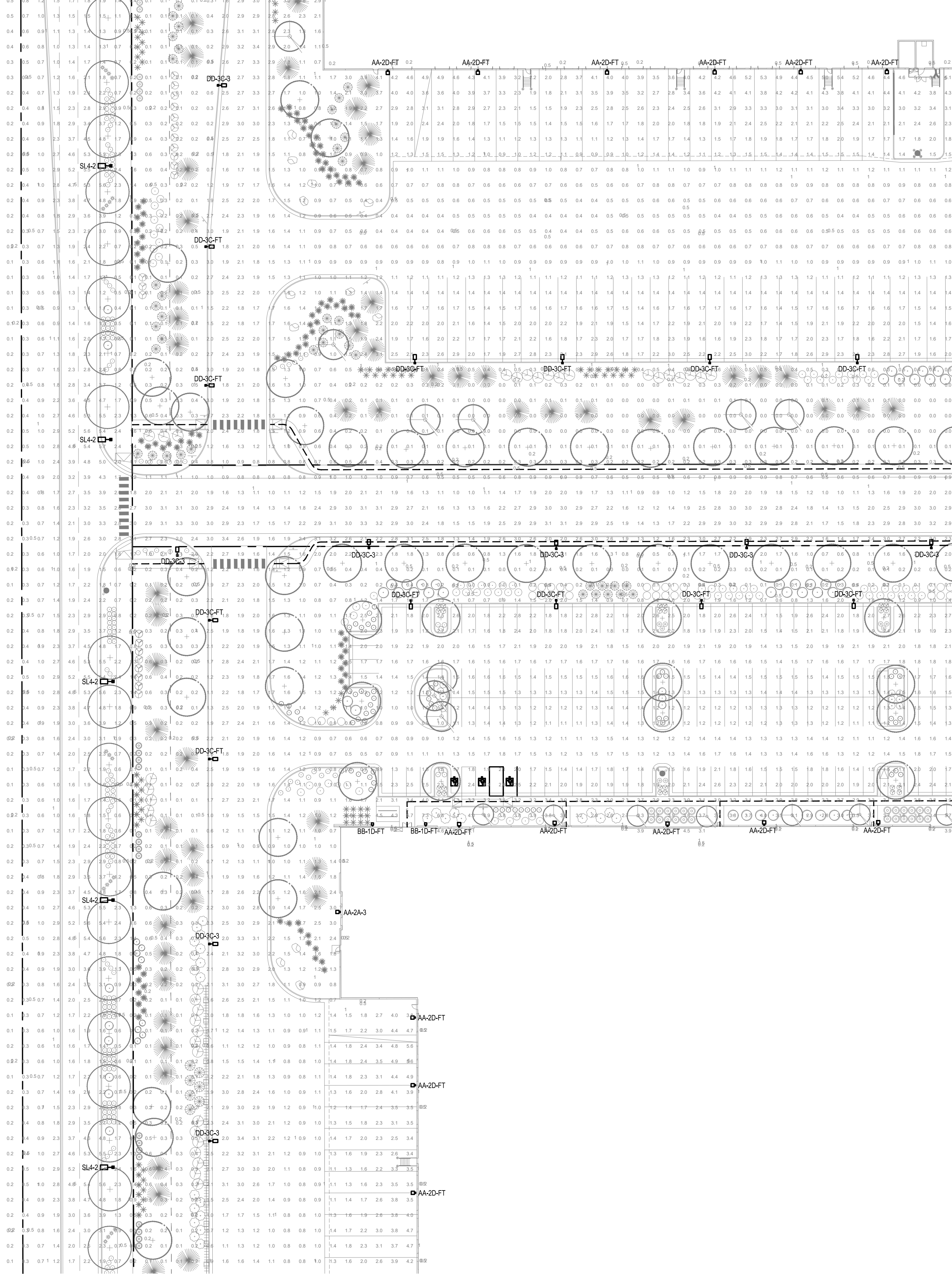
JOB NO.:	DCS21-4030
PA / PM:	BAB
DESIGNED:	BAB
DATE:	03/10/2022
PLOT DATE:	03/10/2023

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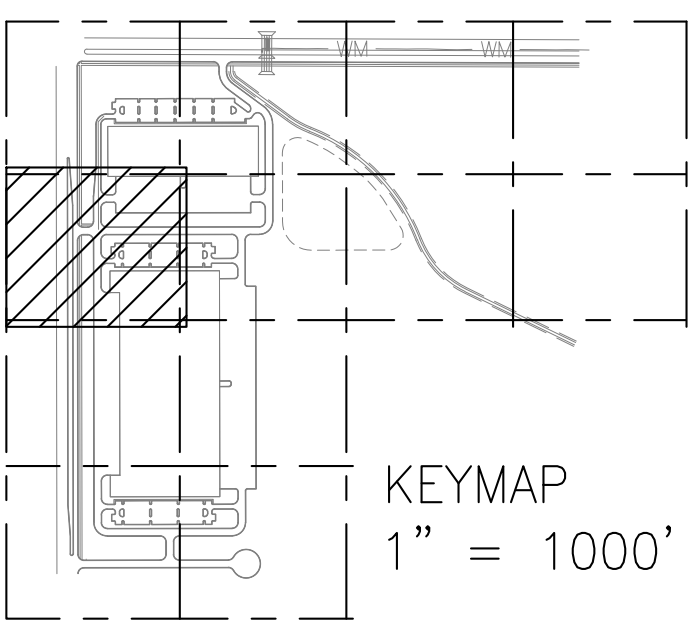
FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE LIGHTING PHOTOMETRIC PLAN



1 SITE LIGHTING PHOTOMETRIC PLAN
E2.5
40' 20' 0 40' 80'
1"=40'

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE LIGHTING PHOTOMETRIC PLAN

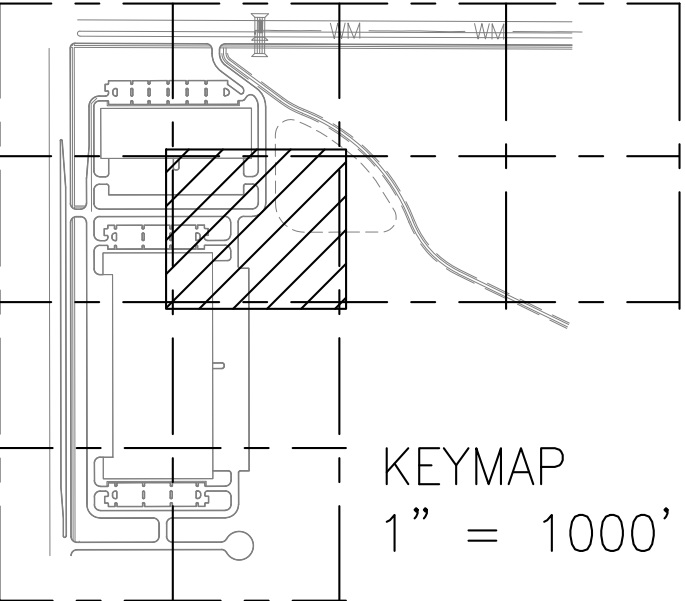
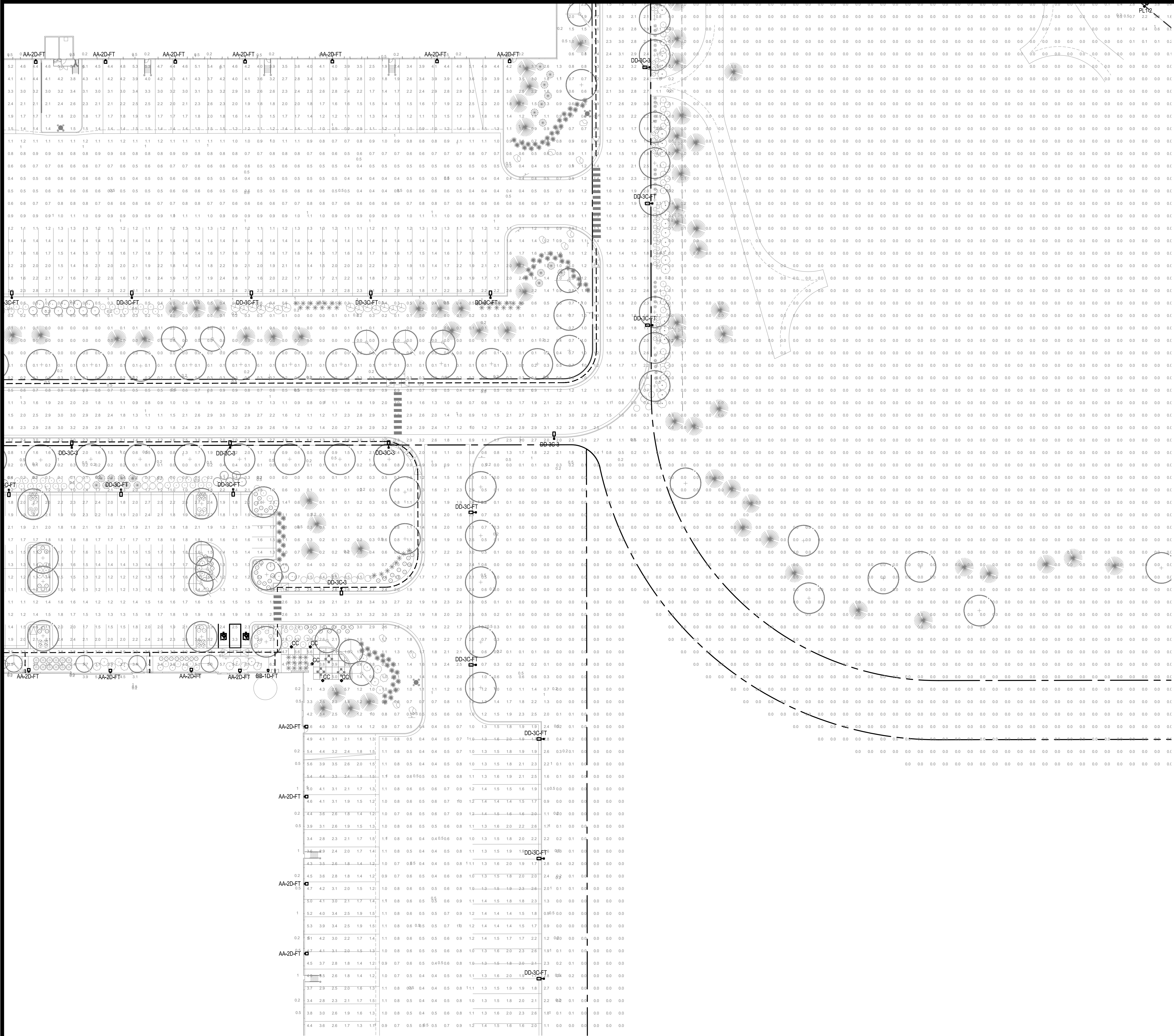
NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	BAB
DESIGNED:	BAB
DATE:	03/10/2022
PLOT DATE:	03/10/2023

SHEET
E2.5
Sheet 77 of 86

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE LIGHTING PHOTOMETRIC PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-14030
PA / PM:	BAB
DESIGNED:	BAB
DATE:	03/10/2022
PLOT DATE:	03/10/2023

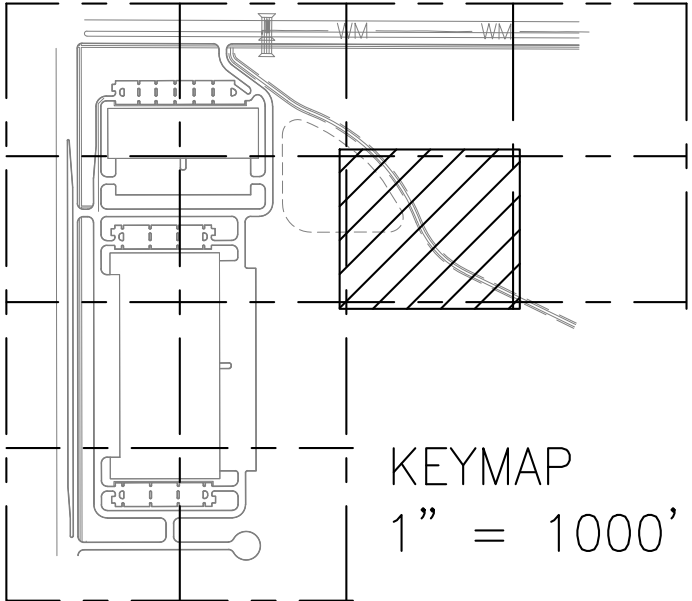
SHEET
E2.6
Sheet 78 of 86

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Project # 22033



1 SITE LIGHTING PHOTOMETRIC PLAN
E2.7

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NO.	DATE	REMARKS

JOB NO.:	DCS21-14030
PA / PM:	BAB
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DATE:	03/10/2022
PLOT DATE:	03/10/2023

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

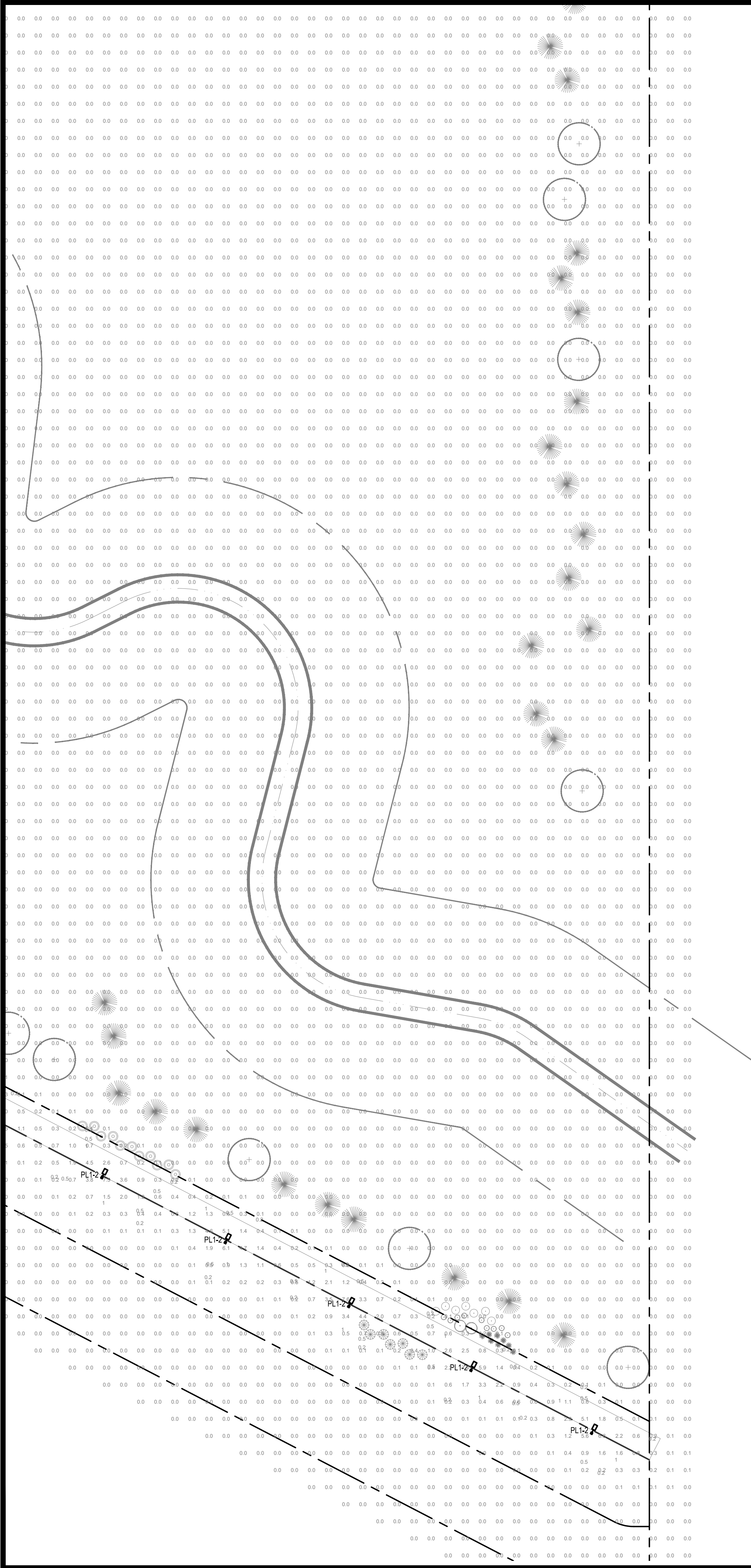
AURORA, COLORADO

SITE LIGHTING PHOTOMETRIC PLAN

FOR AND ON BEHALF
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SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

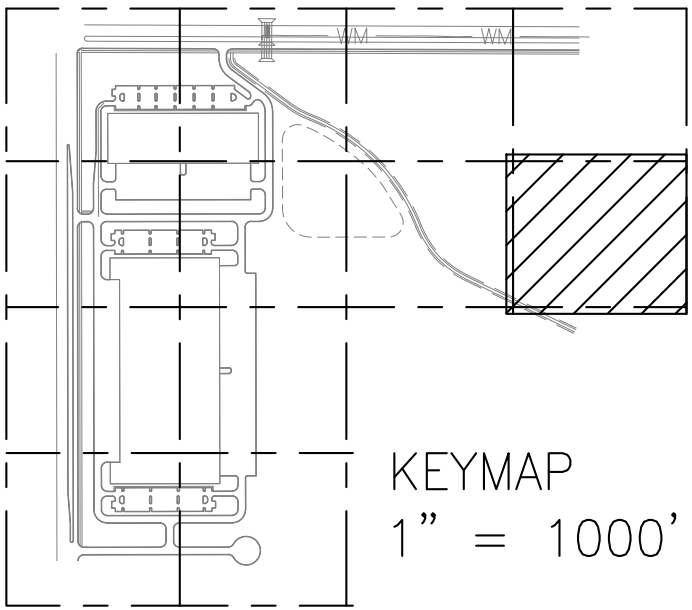
AURORA, COLORADO

SITE LIGHTING PHOTOMETRIC PLAN

NO. DATE REMARKS

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1 SITE LIGHTING PHOTOMETRIC PLAN
E2.8
40' 20' 0 40' 80'
1"=40'



FOR AND ON BEHALF
OF WARE MALCOMB

SITE LIGHTING PHOTOMETRIC PLAN

[illegible]

JOB NO.:	DCS21-4030
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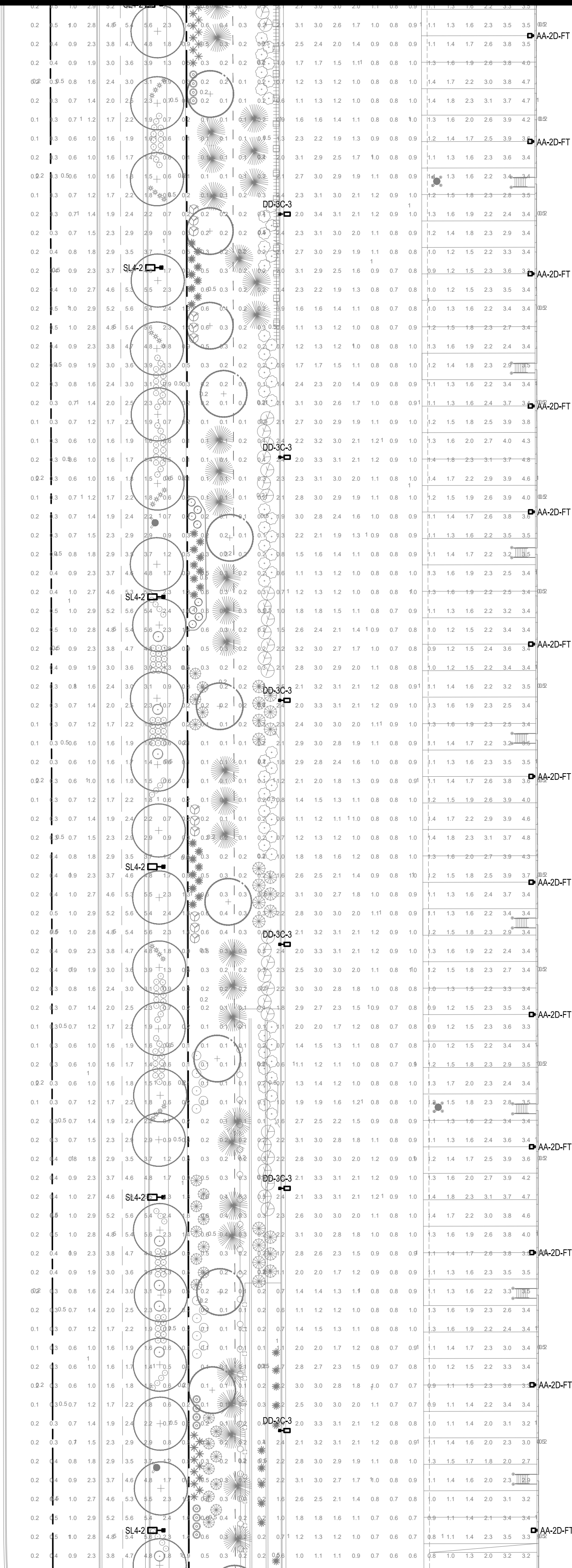
E2.9

Sheet 81 of 86

NOT FOR CONSTRUCTION

KEYMAP
1" = 1000'

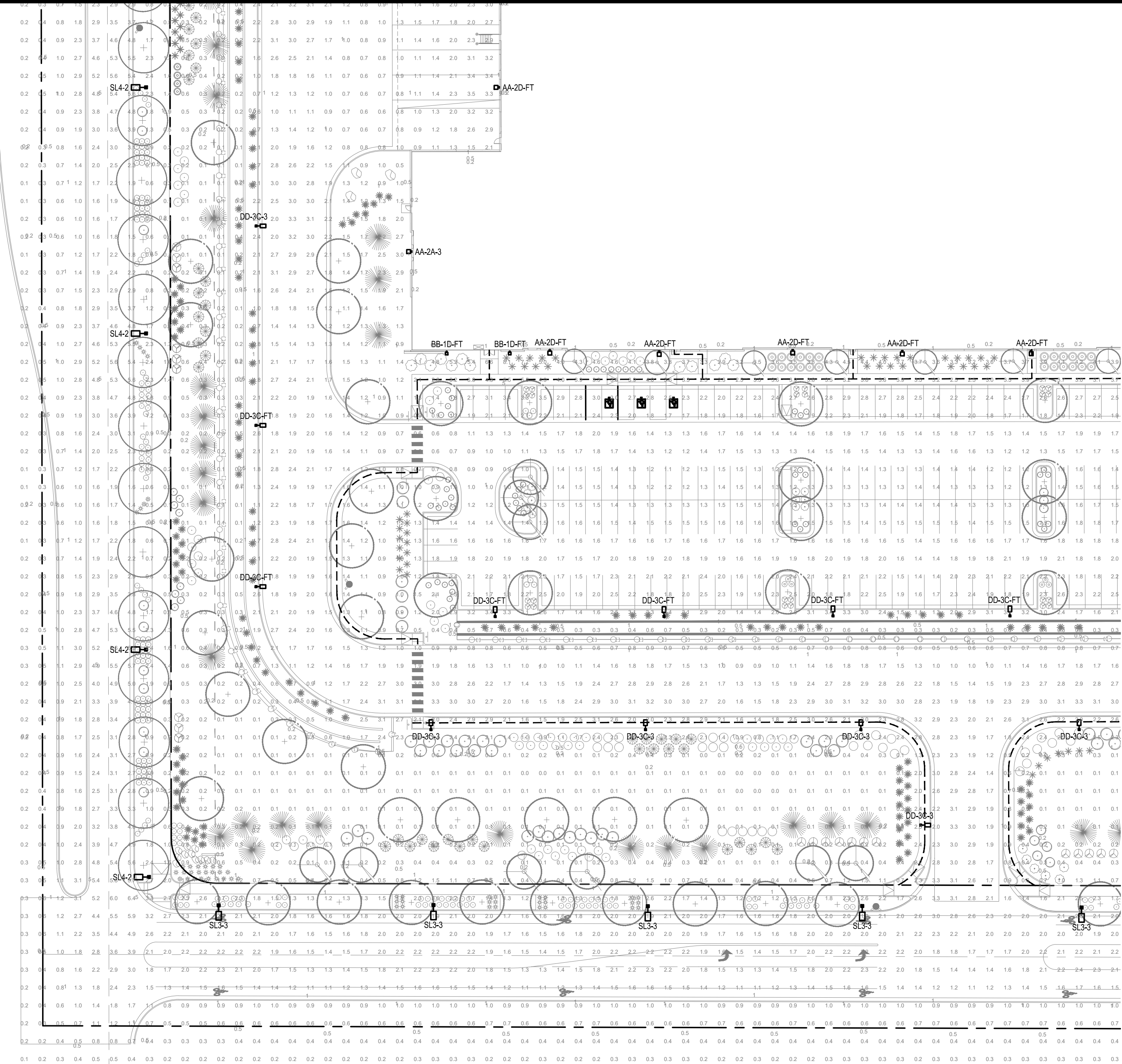
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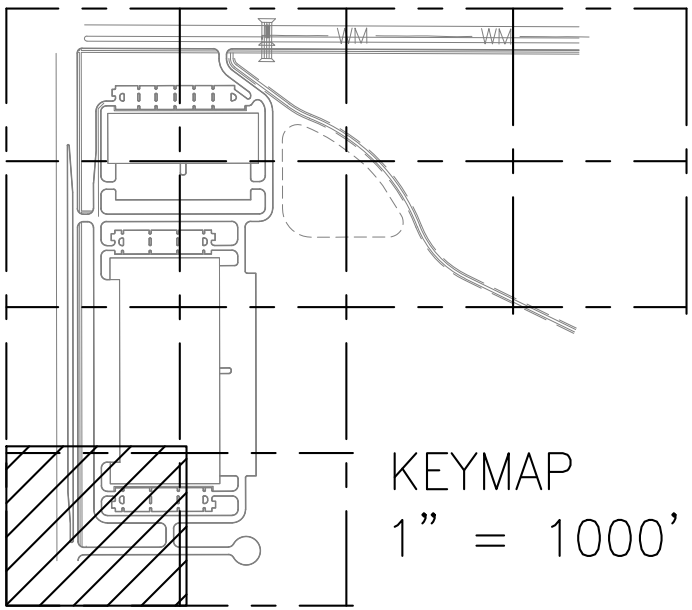
SITE LIGHTING PHOTOMETRIC PLAN



AA-2D-FT	4.5	3.7	2.8	1.8	1.4	1.2	0.9	0.7	0.6	0.5	0.4	0.5	0.6	0.8	1.0	1.3	1.5	1.6	2.0	2.1	2.3	0.2	0.1	0.0	0.0	0.0	0.0
1	3.7	2.9	2.0	1.6	1.3	1.1	0.8	0.6	0.4	0.4	0.5	0.8	1.1	1.3	1.6	2.0	2.1	2.3	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.2	3.4	2.8	2.3	2.1	1.7	1.5	1.1	0.8	0.5	0.4	0.4	0.5	0.8	1.0	1.3	1.5	1.6	2.0	2.1	2.2	0.2	0.1	0.0	0.0	0.0	0.0	0.0
0.5	3.8	3.0	2.6	1.9	1.6	1.3	1.0	0.8	0.5	0.4	0.5	0.8	1.1	1.3	1.6	2.0	2.3	2.6	1.8	1.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0
0.8	4.4	3.6	2.6	1.7	1.3	1.1	0.9	0.7	0.5	0.5	0.5	0.7	0.9	1.2	1.4	1.5	1.6	1.6	2.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
AA-2D-FT	4.5	3.7	2.8	1.7	1.3	1.0	0.8	0.6	0.5	0.5	0.6	0.7	0.9	1.2	1.4	1.4	1.5	1.5	1.9	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.2	4.3	3.5	2.6	1.8	1.4	1.1	0.9	0.7	0.5	0.5	0.5	0.6	0.8	1.1	1.4	1.6	1.9	2.0	2.4	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.5	3.7	2.9	2.5	2.0	1.6	1.3	1.1	0.8	0.5	0.4	0.4	0.5	0.8	1.0	1.3	1.5	1.9	2.2	2.4	2.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0
1	3.4	2.8	2.3	2.1	1.7	1.5	1.1	0.8	0.5	0.4	0.4	0.5	0.8	1.0	1.3	1.5	1.6	1.9	2.0	2.5	0.3	0.1	0.0	0.0	0.0	0.0	0.0
0.8	4.4	3.6	2.6	1.8	1.4	1.1	1.0	0.8	0.5	0.4	0.4	0.5	0.8	1.1	1.4	1.6	2.0	2.0	2.1	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
AA-2D-FT	4.4	3.6	2.6	1.8	1.4	1.2	0.9	0.7	0.6	0.5	0.4	0.5	0.8	1.0	1.3	1.5	1.6	1.6	1.9	2.5	0.3	0.1	0.0	0.0	0.0	0.0	0.0
0.5	4.8	4.0	3.0	2.0	1.6	1.3	1.0	0.8	0.6	0.5	0.5	0.6	0.8	1.1	1.4	1.6	1.9	2.0	2.4	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.8	5.2	4.3	3.1	2.3	1.8	1.4	1.1	0.8	0.6	0.5	0.5	0.7	0.9	1.2	1.4	1.5	1.5	1.5	1.9	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
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0.5	4.9	4.1	3.0	2.1	1.7	1.3	1.1	0.8	0.6	0.5	0.5	0.6	0.8	1.1	1.3	1.6	2.0	2.3	2.6	1.9	0.0	0.1	0.0	0.0	0.0	0.0	0.0
0.8	4.7	4.3	3.2	1.9	1.5	1.2	1.0	0.8	0.6	0.5	0.4	0.5	0.8	1.0	1.3	1.5	1.6	2.0	2.1	2.3	1	0.2	0.1	0.0	0.0	0.0	0.0
AA-2D-FT	4.4	3.6	2.7	1.8	1.4	1.2	0.9	0.7	0.5	0.4	0.4	0.5	0.8	1.0	1.3	1.5	1.9	1.9	2.0	2.4	0.4	0.1	0.0	0.0	0.0	0.0	0.0
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0.2	3.5	2.8	2.4	2.1	1.7	1.4	1.1	0.8	0.5	0.4	0.4	0.5	0.8	1.0	1.3	1.5	1.6	2.0	2.1	2.4	0.2	0.1	0.0	0.0	0.0	0.0	0.0
0.5	3.8	2.8	2.4	2.0	1.7	1.4	1.1	0.8	0.5	0.4	0.4	0.6	0.8	1.1	1.3	1.5	2.0	2.3	2.5	2.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
0.8	4.1	3.3	2.8	1.8	1.4	1.2	0.9	0.7	0.5	0.5	0.5	0.6	0.9	1.2	1.4	1.5	1.7	1.7	2.1	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
AA-2D-FT	4.4	3.5	2.7	1.7	1.3	1.1	0.8	0.7	0.5	0.5	0.5	0.6	0.7	1.0	1.2	1.4	1.4	1.4	1.5	1.8	0.9	0.1	0.0	0.0	0.0	0.0	0.0
0.2	4.1	3.0	1.8	1.3	1.0	0.8	0.6	0.5	0.5	0.6	0.7	0.9	1.2	1.4	1.4	1.4	1.5	1.8	1.9	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.5	4.4	3.5	2.6	1.7	1.3	1.0	0.8	0.7	0.5	0.5	0.5	0.6	0.8	1.1	1.4	1.5	1.6	1.9	2.3	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.8	4.0	3.3	2.6	1.8	1.4	1.2	1.0	0.7	0.5	0.4	0.4	0.6	0.8	1.0	1.3	1.5	1.9	2.3	2.5	2.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0
1	3.5	2.8	2.3	2.0	1.7	1.4	1.1	0.8	0.5	0.4	0.4	0.5	0.8	1.0	1.3	1.5	1.6	2.0	2.0	2.5	1	0.2	0.1	0.0	0.0	0.0	0.0
0.2	3.5	2.8	2.4	2.0	1.7	1.4	1.1	0.8	0.5	0.4	0.4	0.6	0.8	1.1	1.3	1.6	2.0	2.0	2.1	1.9	0.4	0.2	0.0	0.0	0.0	0.0	0.0
0.5	4.1	3.3	2.6	1.8	1.5	1.2	1.0	0.7	0.5	0.4	0.4	0.5	0.8	1.0	1.3	1.5	1.6	1.9	1.9	2.7	0.0	0.1	0.0	0.0	0.0	0.0	0.0
0.8	4.4	3.6	2.7	1.8	1.3	1.1	0.9	0.7	0.6	0.5	0.5	0.6	0.8	1.0	1.3	1.5	1.6	2.1	2.2	2.3	0.2	0.1	0.0	0.0	0.0	0.0	0.0
AA-2D-FT	4.3	3.2	1.9	1.5	1.2	1.0	0.8	0.6	0.5	0.5	0.5	0.6	0.8	1.1	1.3	1.6	1.9	2.2	2.5	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.5	4.9	4.1	3.0	2.1	1.7	1.3	1.1	0.8	0.6	0.5	0.5	0.7	0.9	1.2	1.4	1.5	1.6	1.9	1.9	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.8	5.2	4.2	3.3	2.4	1.8	1.5	1.1	0.8	0.6	0.5	0.5	0.7	1.0	1.2	1.4	1.4	1.5	1.7	1.7	1.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
1	5.3	3.8	3.4	2.6	2.0	1.5	1.1	0.8	0.6	0.5	0.5	0.7	0.9	1.2	1.4	1.5	1.6	1.6	1.9	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.2	5.8	4.2	3.3	2.4	1.8	1.5	1.1	0.8	0.6	0.5	0.5	0.6	0.9	1.2	1.4	1.5	1.6	1.6	2.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.5	4.9	4.1	3.0	2.1	1.7	1.3	1.1	0.8	0.6	0.5	0.5	0.6	0.8	1.1	1.3	1.6	1.9	2.2	2.5	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.8	5.2	4.2	3.3	2.4	1.8	1.5	1.1	0.8	0.6	0.5	0.5	0.7	1.0	1.2	1.4	1.4	1.5	1.7	1.7	1.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
AA-2D-FT	4.3	3.2	1.9	1.5	1.2	1.0	0.8	0.6	0.5	0.5	0.5	0.6	0.8	1.1	1.3	1.6	1.9	2.2	2.5	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.5	4.9	4.1	3.0	2.1	1.7	1.3	1.1	0.8	0.6	0.5	0.5	0.7	0.9	1.2	1.4	1.5	1.6	1.9	1.9	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.8	5.2	4.2	3.3	2.4	1.8	1.5	1.1	0.8	0.6	0.5	0.5	0.7	1.0	1.2	1.4	1.4	1.5	1.7	1.7	1.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
1	5.3	3.8	3.4	2.6	2.0	1.5	1.1	0.8	0.6	0.5	0.5	0.7	0.9	1.2	1.4	1.5	1.6	1.6	1.9	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.2	5.8	4.2	3.3	2.4	1.8	1.5	1.1	0.8	0.6	0.5	0.5	0.6	0.9	1.2	1.4	1.5	1.6	1.6	2.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.5	4.9	4.1	3.0	2.1	1.7	1.3	1.1	0.8	0.6	0.5	0.5	0.6	0.8	1.1	1.3	1.6	1.9	2.2	2.5	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.8	5.2	4.2	3.3	2.4	1.8	1.5	1.1	0.8	0.6	0.5	0.5	0.7	1.0	1.2	1.4	1.4	1.5	1.7	1.7	1.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
AA-2D-FT	4.3	3.2	1.9	1.5	1.2	1.0	0.8	0.6	0.5	0.5	0.5	0.6	0.8	1.1	1.3	1.6	1.9	2.2	2.5	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.5	4.9	4.1	3.0	2.1	1.7	1.3	1.1	0.8	0.6	0.5	0.5	0.7	0.9	1.2	1.4	1.5	1.6	1.9	1.9	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.8	5.2	4.2	3.3	2.4	1.8	1.5	1.1	0.8	0.6	0.5	0.5	0.7	1.0	1.2	1.4	1.4	1.5	1.7	1.7	1.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
1	5.3	3.8	3.4	2.6	2.0	1.5	1.1	0.8	0.6	0.5	0.5	0.7	0.9	1.2	1.4	1.5	1.6	1.6	1.9	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.2	5.8	4.2	3.3	2.4	1.8	1.5	1.1	0.8	0.6	0.5	0.5	0.6	0.9	1.2	1.4	1.5	1.6	1.6	2.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.5	4.9	4.1	3.0	2.1	1.7	1.3	1.1	0.8	0.6	0.5	0.5	0.6	0.8	1.1	1.3	1.6	1.9	2.2	2.5	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.8	5.2	4.2	3.3	2.4	1.8	1.5	1.1	0.8	0.6	0.5	0.5	0.7	1.0	1.2	1.4	1.4	1.5	1.7	1.7	1.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
AA-2D-FT	4.3	3.2	1.9	1.5	1.2	1.0	0.8	0.6	0.5	0.5	0.5	0.6	0.8	1.1	1.3	1.6	1.9	2.2	2.5	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.5	4.9	4.1	3.0	2.1	1.7	1.3	1.1	0.8	0.6	0.5	0.5	0.7	0.9	1.2	1.4	1.5	1.6	1.9	1.9	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.8	5.2	4.2	3.3	2.4	1.8	1.5	1.1	0.8	0.6	0.5	0.5	0.7	1.0	1.2	1.4	1.4	1.5	1.7	1.7	1.0	0.1	0.0	0.0	0.0	0.0		



1 SITE LIGHTING PHOTOMETRIC PLAN
E2.11
40' 20' 0 40' 80'
1"=40'



GENERAL NOTES:

- ALL LIGHTING ALONG THE PUBLIC ROADWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 -- MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

AURORA, COLORADO

SITE LIGHTING PHOTOMETRIC PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	BAB
DESIGNED:	BAB
DATE:	03/10/2022
PLOT DATE:	03/10/2023

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

GIVEN
& ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Project # 22033

FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1

SITE PLAN

AURORA, COLORADO

SITE LIGHTING PHOTOMETRIC PLAN

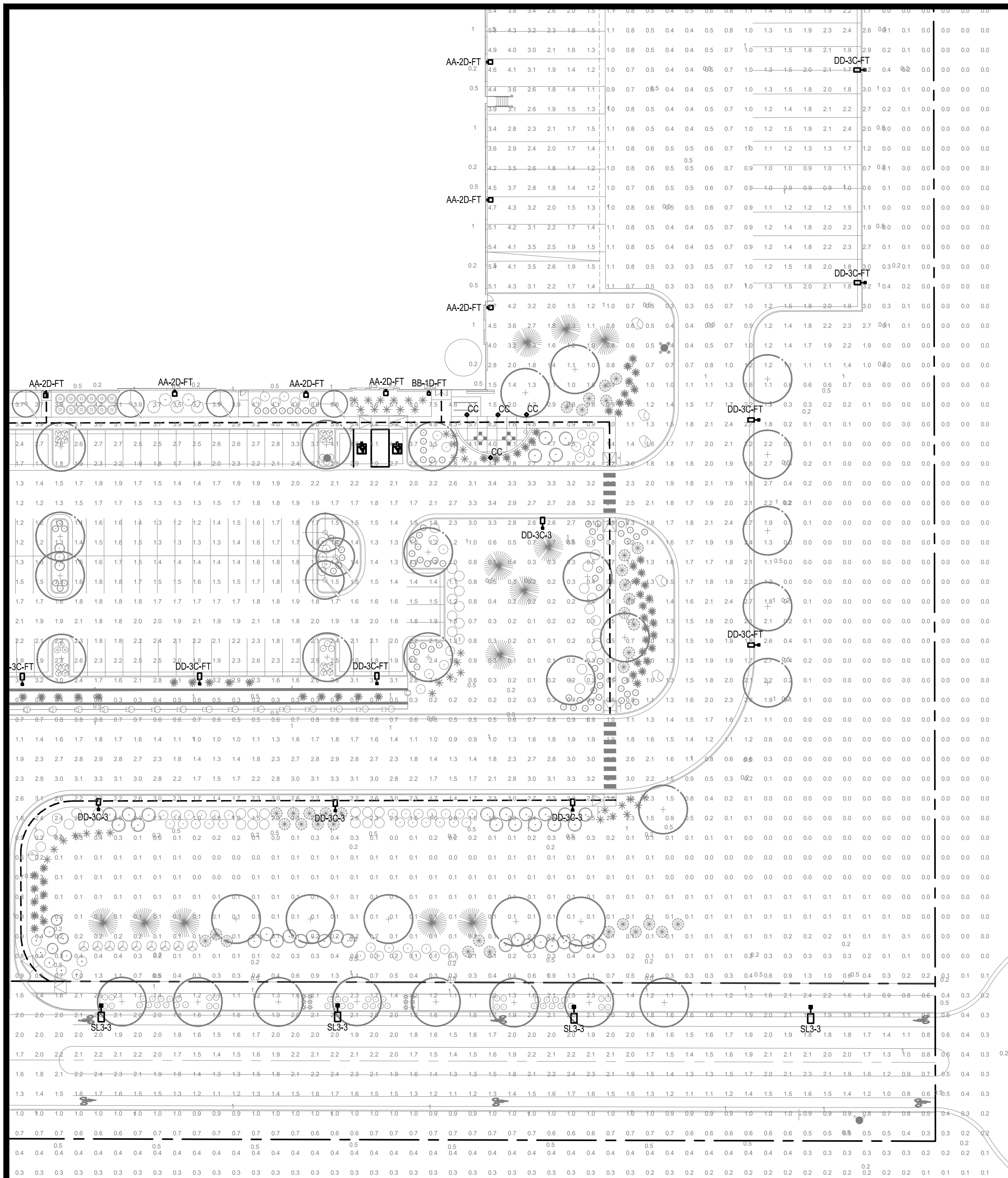
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JOB NO.:	DCS21-4030
PA / PM:	BAB
DESIGNED:	BAB
DATE:	03/10/2022
PLOT DATE:	03/10/2023

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E2.12

Sheet 84 of 86

NOT FOR CONSTRUCTION

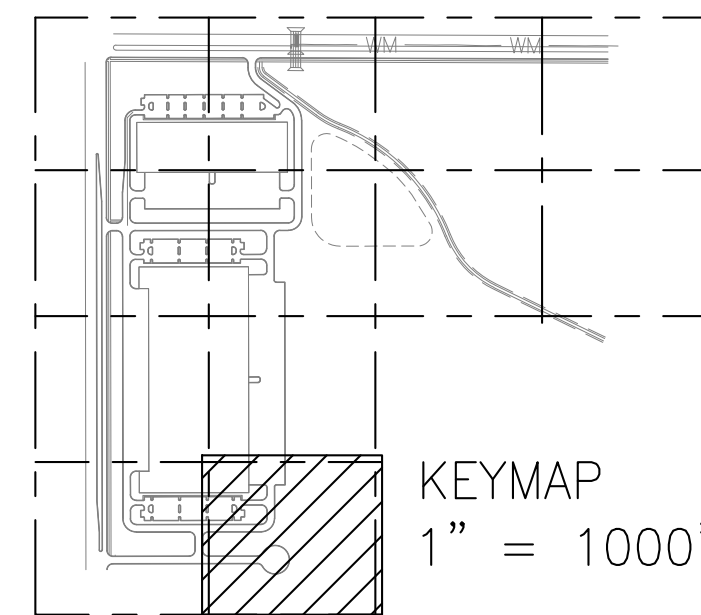


1 SITE LIGHTING PHOTOMETRIC PLAN

E2.12

40' 20' 0 40' 80'

1"=40'



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Fax: 303.716.1272
www.givenandassociates.com
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LUMINAIRE SCHEDULE

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& ASSOCIATES INC.
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Project # 22033

Inve

DESCRIPTION

The Arbor Bollard from Invue brings architectural style to the pedestrian level. The Arbor Bollard can be used along with Arbor post top luminaires to provide a coordinated look sure to enhance any architect's setting. WaveStream™ LED optics present a pollution free image replacing visible glare, while providing high levels of pavement illumination.

SPECIFICATION FEATURES

Construction

Top Housing: Low copper, cast aluminum top maintains strength and precision while providing for rapid heat dissipation, vertical resistance and superior defaul. Lower Housing: Heavy "1.88" wall extruded aluminum 4" O.D. shaft attaches to base via stainless steel fasteners. BASE: Rugged corrosion resistant extruded aluminum base mounts to foundation with three anchor bolts. Base features a replace 1/2" thick response leveling pad fitted to the bottom of base allows for sealing against water and dirt ingress regardless of minor deviations in grade of concrete pad.

Optics

General purpose asymmetric distribution is available using WaveStream LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control and visual comfort. Offered standard in 4000K (w- 275K CRI optional 3000K minimum 85 CRI).

Electrical

LED driver(s) are mounted to electrical tray for easy installation

and maintenance for 120-277V 5000Hr, 347V 60Hz or 480V 60Hz operation. Offered standard with 0-10V dimming driver and Cooper Lighting Solution's proprietary circuit module designed to withstand 10kV of transient line surge. Luminare is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP68 rated against the ingress of dust and end water.

Controls

The Arbor bollards options are designed to be simple and cost effective ABBORbollards.com Title 24 compliant solutions. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP-DIM) operation. An optional handheld remote (ASH) allows custom programming to suit all needs.

Mounting

Luminare is mounted to 3 x 1/2" anchor bolts on a 3-3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately (ABAnchor).

Finish

Cooper Lighting Solutions utilizes premium ultra-weatherable TOC

Catalog #	Type
Project	CC
Comments	Date
Prepared by	

based polymer powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Cooper Lighting Solutions to serve functionally as well as decorative. Good film appearance combined with excellent mechanical and exterior exposure qualities display greater than twice as much gloss retention. RA16 and custom color matches available. Finish is compliant with ASTM D117 2000R salt spray standard. Options to meet Buy American Act requirements

Warranty

Five year warranty.

**ABB
ARBOR
BOLLARD**

PATHWAY LUMINAIRE

DIMENSIONS

BOLT CIRCLE ORIENTATION

Technical drawing showing dimensions and bolt circle orientation for the Arbor Bollard. The drawing includes two main views: a side view and a front view.

Side View Dimensions:

- Total height: 4' (120mm)
- Base diameter: 8 1/4" (210mm)
- Shaft diameter: 4"
- Top housing diameter: 3 1/2" (91.3mm)
- Lower housing diameter: 3" (76.2mm)
- Flange thickness: .42" (1.067mm)

Front View Dimensions:

- Overall width: 3-3/8" (90mm)
- Mounting hole diameter: 1/2" (12.7mm)
- Distance between mounting holes: 3-3/8" (90mm)
- Distance from centerline to mounting hole: 1-1/2" (38.1mm)
- Distance from centerline to flange edge: 1-1/2" (38.1mm)
- Distance from centerline to base edge: 1-1/2" (38.1mm)

Bolt Circle Orientation:

- 3-3/8" (90mm) Bolt Circle
- Alpin Pathway Facing →
- (3) 1/2" (12.7mm) Bolts

CERTIFICATION DATA

UL1414, Listed
IP68 Housing
90lm/W
RoHS
Dark Sky Approved (D300K CCT and warmer only)

ENERGY DATA

Electronic LED Driver
-<9 Power Factor
-<5% Total Harmonic Distortion
120-277V 50/60Hz
347V 60Hz, 480V AC
-30°C Minimum Temperature
+40°C Ambient Temperature Rating

Approximate Net Weight:

18.25 lbs. [8.19 kg.]

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Project	Catalog #	Type	AA-#
Prepared by	Notes	Date	

McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features

Product Certifications

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficiencies up to 154 lumens per watt

Dimensional Details

NOTES:

1. View McGraw-Edison.com for complete specifications to confirm qualification. Not all product variations are DLC qualified.
2. UL Listed for 300K CCT and warmer only.

COOPER
Lighting Solutions

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NO.	DATE								

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PA / PM:	BAB
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DATE:	03/10/2022
PLOT DATE:	

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