

SITE PLAN WITH ADJUSTMENTS
METRO CENTER PA B2 SPROUTS FARMERS MARKET

LOT 1, BLOCK 2, CENTREPOINT SUBDIVISION FILING NO. 8 ACCORDING TO THE PLAT THEREOF
RECORDED MAY 2, 2023 UNDER RECEPTION NO. E3029237, COUNT OF ARAPAHOE, STATE OF COLORADO

OWNERS SIGNATURES

SITE PLAN

METES AND BOUNDS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 BEARS SOUTH 00°41'59" EAST, A DISTANCE OF 2,640.62 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE SOUTH 02°29'53" WEST, A DISTANCE OF 985.83 FEET TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF SOUTH 00°42'06" EAST, A DISTANCE OF 935.74 FEET ON SAID PLAT OF CENTREPOINT SUBDIVISION FILING NO. 5, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EAST BOUNDARY OF SAID CENTREPOINT SUBDIVISION FILING NO. 5, SOUTH 00°42'00" EAST, A DISTANCE OF 246.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID EAST BOUNDARY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE SOUTH 89°18'00" WEST, A DISTANCE OF 409.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NORTH 00°42'00" WEST, A DISTANCE OF 256.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE NORTH 89°18'00" EAST, A DISTANCE OF 399.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE **POINT OF BEGINNING**

CONTAINING AN AREA OF 3.044 ACRES, (132,607 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION: BEING A PORTION OF THE NORTH HALF OF SECTION 2, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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

IN WITNESS THEREOF,

AURORA PARCEL B, LLC

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____.

AURORA PARCEL B, LLC, ITS MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ AD. _____ BY _____

(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____

(MAYOR)

ATTEST: _____ DATE: _____

(CITY CLERK)

DATABASE APPROVAL DATE: _____

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK _____ M,

THIS _____ DAY OF _____ 22 _____ A.D.

CLERK AND RECORDER: _____

DEPUTY: _____

SHEET INDEX:

SHEET# SHEET

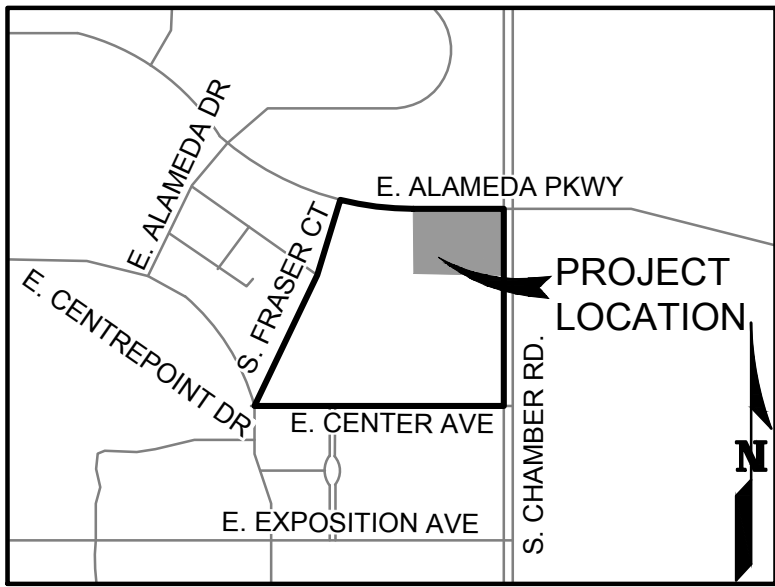
01 COVER SHEET
02 SITE PLAN
03 GRADING PLAN
04 UTILITY PLAN
05 DETAIL SHEET

06 LANDSCAPE COVER AND NOTES
07 LANDSCAPE SCHEDULES
08 LANDSCAPE PLAN
09 LANDSCAPE HYDROZONES
10-11 LANDSCAPE DETAILS

12 PREMISES ELEVATION AND TENANTS BUILDING AND SITE SIGNAGE
13 PREMISES ELEVATION AND TENANTS BUILDING AND SITE SIGNAGE
14 DIGITAL MATERIAL BOARD

15 ELECTRICAL SITE PHOTOMETRIC PLAN
16 ELECTRICAL SITE LIGHTING CUT SHEETS

AMENDMENTS



VICINITY MAP

1" = 1000'

DATA BLOCK

2015 IBC OCCUPANCY CLASSIFICATION	M/S-1
BUILDING CONSTRUCTION TYPE	VB, SPRINKLERED
LAND AREA WITHIN PROPERTY LIMITS	132,603 S.F. (3.04 AC.)
GROSS FLOOR AREA	22,880 S.F. (0.53 AC)
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
BUILDING HEIGHT	34'-8"
TOTAL BUILDING COVERAGE	22,880 S.F. (0.53 AC) - 17.43%
HARD SURFACE COVERAGE	79,450 S.F. (1.82 AC) - 59.87%
LANDSCAPE COVERAGE	30,273 S.F. (0.69 AC) - 22.70%
PRESENT ZONING CLASSIFICATION	TOD (TRANSIT ORIENTED DEVELOPMENT) - URBAN CENTER
PARKING SPACES REQUIRED = (22,880 SF * (2.5 SPACES/1000 SF) = 58 PARKING SPACES	
	RETAIL: 2.5/1000 SF REQUIRED
PARKING SPACES PROVIDED	122 STANDARD PARKING 0 TRUCK/TRAILER PARKING
BICYCLE PARKING REQUIRED	4
BICYCLE PARKING PROVIDED	6
ACCESSIBLE SPACES REQUIRED	5 (PER 2015 IBC TABLE 1106.1)
ACCESSIBLE SPACES PROVIDED	4 STANDARD SPACES 1 VAN SPACES 5 TOTAL SPACES
PROPOSED DOCK DOORS	1 DOCK DOORS
ALLOWABLE SIGNAGE AREA	600 SQ. FT. MAX.
PROPOSED TOTAL SIGNAGE AREA	402.3 SQ. FT. MAX.
PROPOSED NUMBER OF SIGNS	8 (6 WALL SIGNS AND 2 GROUND SIGNS)

ADJUSTMENTS

CODE SECTION 146-4.7.5.J.2 - BUILDING PERIMETER LANDSCAPING IS REQUIRED FOR ALL NON-RESIDENTIAL BUILDINGS IN SUBAREAS A (EXCLUDING THE MU-OA ZONE DISTRICT), B AND C WHEN SAID BUILDING ELEVATIONS FACE PUBLIC STREETS, TRANSPORTATION CORRIDORS, PUBLIC OPEN SPACE, RESIDENTIAL NEIGHBORHOODS, OR WHENEVER AN ENTRANCE DOOR IS PRESENT. APPLICANTS SHALL PROVIDE ONE TREE OR TREE EQUIVALENT FOR EACH 40 LINEAR FEET OF ELEVATION LENGTH

REQUEST: THE APPLICANT REQUESTS AN ADJUSTMENT TO REMOVE THE BUILDING PERIMETER BUFFER REQUIREMENTS ALONG THE EASTERN BUILDING FRONTAGE.

CODE SECTION 4.6.5.A.2 NO MORE THAN 25 PERCENT OF THE LOT FRONTAGE ON ARTERIAL OR COLLECTOR STREETS TO A DEPTH OF 60 FEET SHALL BE OCCUPIED BY SURFACE PARKING. THE REMAINING 75 PERCENT OF THE LOT FRONTAGE ON ARTERIAL OR COLLECTOR STREETS SHALL BE OCCUPIED BY A STRUCTURE, AND NO SURFACE PARKING SHALL BE LOCATED BETWEEN THAT BUILDING AND THE STREET.

REQUEST: THE APPLICANT REQUESTS AN ADJUSTMENT TO ENCROACH PROPOSED PARKING WITHIN THE 60' REQUIRED SETBACK ON THE EAST SIDE OF THE SITE.

CODE SECTION 146-4.10.5.B.1 A TOTAL OF 5 SIGNS ARE PERMITTED PER USE.

REQUEST: THE APPLICANT REQUESTS AN ADJUSTMENT TO ALLOW A TOTAL OF 8 SIGNS (6 WALL SIGNS AND 2 GROUND SIGNS)

CODE SECTION 146-4.10.10 TABLE 4.10-3 WALL SIGNS SHALL BE ALLOWED UP TO ONE SF PER LINEAR FOOT OF BUILDING FRONTAGE WITH A MAXIMUM OF 70 SF OF SIGN AREA.

REQUEST: THE APPLICANT REQUESTS AN ADJUSTMENT TO INCREASE THE MAXIMUM ALLOWABLE SQUARE FOOTAGE OF A WALL SIGN FROM 70 SF TO 170 SF.

SITE PLAN NOTES:

- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE OWNER, ITS 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 IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- 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 USE. THE 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.
- 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.
- NOT WITHSTANDING 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.
- 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.
- 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.
- STREET LIGHT SHALL BE AT THE OWNERS EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- INDIVIDUAL PARCELS SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF EAST CENTER AVENUE AND SOUTH CHAMBERS 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.
- THE OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE OWNER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS 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 SIGNAGE AND STRIPING PLAN FOR THE DEVELOPMENT.
- MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- COLLECTOR STREET LIGHTING TO BE CREE LIGHTING STREETWORKS GLAN GALLEON II (6000 LUMEN MINIMUM PER COA ROADWAY SPECIFICATION 4.10.4.07.3), LOCAL STREET LIGHTING TO BE CREE LIGHTING RSW LED LUMINAIRE - MEDIUM (6000 LUMEN MINIMUM PER COA ROADWAY SPECIFICATION 4.10.4.07.2), AND PEDESTRIAN LIGHTING TO BE LOUIS POULSEN KIPP POST 7K LUMEN PACKAGE OR APPROVED EQUIALS
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT 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 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 AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 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 THE CITY ENGINEER.
- ACCESSIBILITY NOTE FOR COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC:** ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
- ADDRESSING:** ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- EMERGENCY RESPONDER RADIO COVERAGE:** THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR 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. CORRIDORS.
- FIRE LANE SIGNS:** 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.
- HANDICAP ACCESSIBILITY:** ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS

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

METRO CENTER PA B2
SPROUTS FARMERS MARKET SITE PLAN
WITH ADJUSTMENTS
COVER SHEET & NOTES
AURORA CO

OWNER

AURORA PARCEL B, LLC
803 FRONT RANGE RD.
LITTLETON CO, 80120
BILL PARKHILL

DEVELOPER/APPLICANT

EVERGREEN DEVCO, INC
2390 EAST CAMELBACK RD, SUITE 410
PHOENIX, AZ 85016
KAREN LEVITT ORTIZ

LIGHTING DESIGNER

HENDERSON ENGINEERING
8345 LENEXA DR, SUITE 300
LENEXA, KS 66214

ARCHITECT

HOOKER DEJONG, INC
665 SEWARD AVE NW, SUITE 404
GRAND RAPIDS , MI 49504

CIVIL ENGINEER

WARE MALCOMB
900 S. BROADWAY, SUITE 320
DENVER, CO 80209
303-561-3333
TED SWAN

LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BENNOCK STREET
DENVER CO, 80204
303-892-1166
EVA MATHER

JOB NO.:	DCS23-4012
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	11/08/2023
PLOT DATE:	

SHEET

1

OF 16

NOT FOR CONSTRUCTION

METRO CENTER PA B2
SPROUTS FARMERS MARKET SITE PLAN
WITH ADJUSTMENTS
SITE PLAN
AURORA CO

NO.	DATE	REMARKS
01	12/13/2024	SITE PLAN AMENDMENT 1

JOB NO.:	DCS23-4012
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	11/08/2023
PLOT DATE:	

SHEET

2

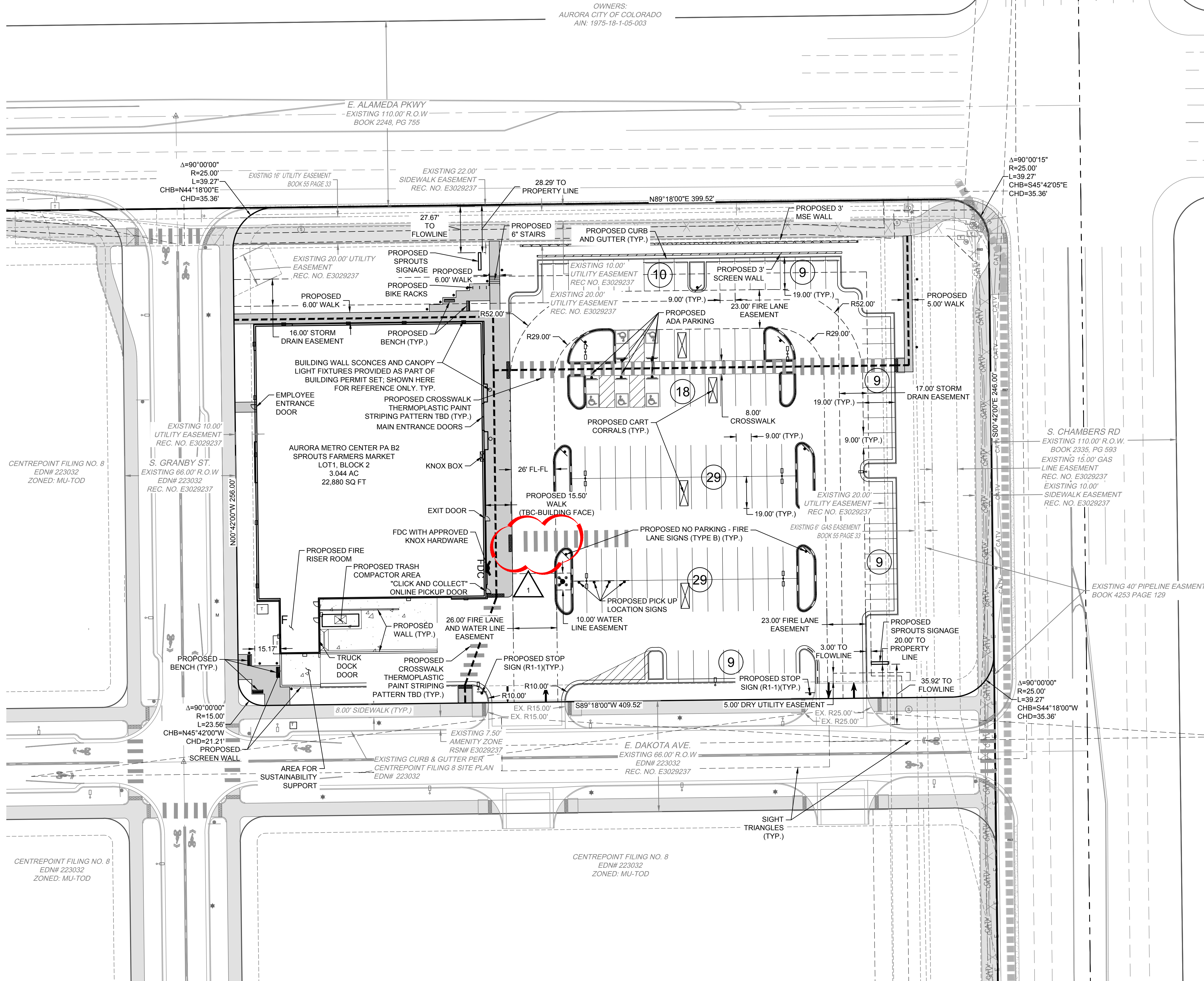
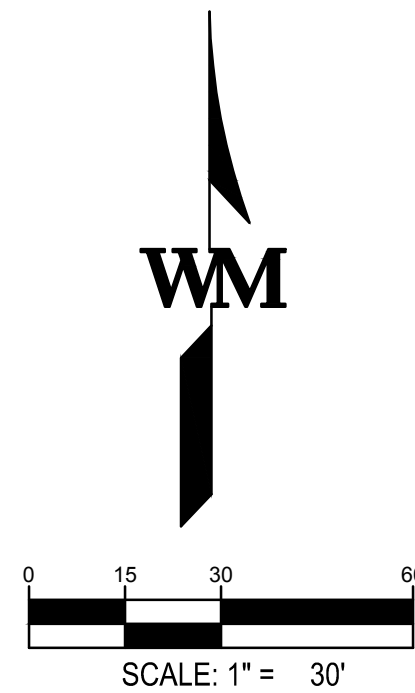
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NOT FOR CONSTRUCTION

- LEGEND:**
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE WALK
 - PROPOSED 2' X 10' ACRYLIC CROSSWALK TO ALTERNATE BETWEEN WHITE AND C
 - EXISTING EASEMENT
 - PROPOSED UTILITY EASEMENT
 - PROPOSED FIRE LANE EASEMENT
 - ICC A117.1 ACCESSIBLE ROUTE
 - PARKING COUNT
 - FDC W/ APPROVED KNOX CAPS
 - NEW FIRE HYDRANT W/ BOLLARD PROTECTION
 - EXISTING FIRE HYDRANT
 - KNOX BOX
 - PROPOSED FENCE
 - PROPOSED SIGNAGE
 - PROPOSED FL SIGN

- NOTES:**
- ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
 - ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS PER COA STANDARD DETAIL S9-5
 - PAVEMENT THICKNESS PER GEOTECH REPORT.
 - ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - ALL EASEMENTS TO BE BY SEPARATE DOCUMENT.

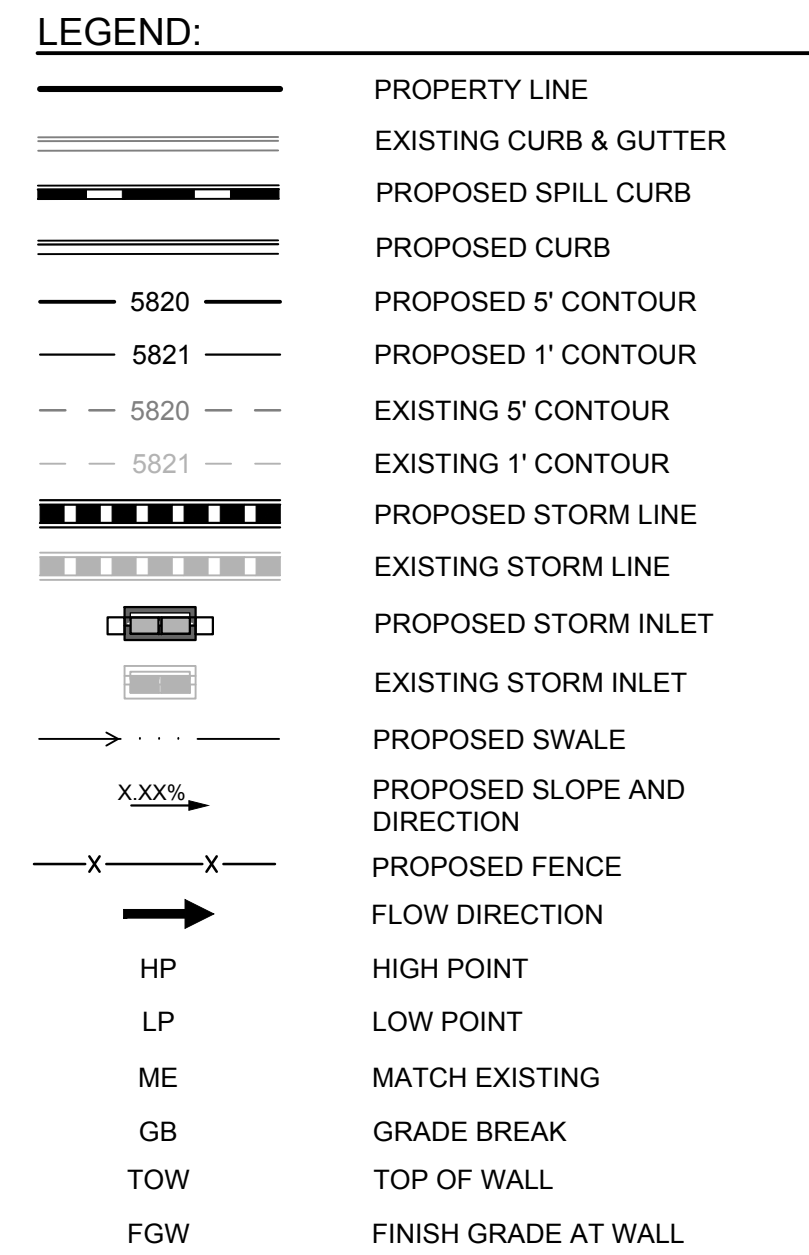
BENCHMARK
CITY OF AURORA BENCH MARK NUMBER 4S6618NE006
BEING A 3" DIAMETER BRASS CAP STAMPED "C.O.A. BM,
9-051A, AP-040A, 2004" LOCATED ON THE SOUTHWEST
CORNER OF CHAMBERS ROAD AND ALAMEDA PARKWAY,
ELEVATION = 5475.25' (NAVD88)



**METRO CENTER PA B2
SPROUTS FARMERS MARKET SITE PLAN
WITH ADJUSTMENTS
GRADING PLAN
AURORA CO**

[illegible]

JOB NO.:	DCS23-4012
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	11/08/2023
PLOT DATE:	

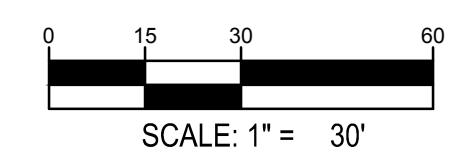
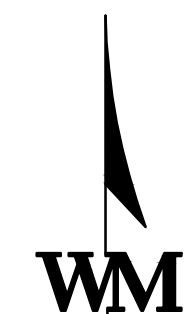


NOTES:

1. ACCESSIBLE LANDINGS SHALL SLOPE MAX. 2% UNLESS OTHERWISE NOTED.
2. ALL PROPOSED WALKS TO BE ACCESSIBLE (2% MAX. CROSS SLOPE, 5% MAX. LONGITUDINAL SLOPE)
3. ALL HANDICAP STALLS AND LOADING TO BE MAX. 2% IN ANY DIRECTION.
4. ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE PRIVATELY MAINTAINED. UNLESS OTHERWISE NOTED.
5. SLURRY WALL FROM BUILDING IS DETERMINED BY GEOTECHNICAL REPORT REQUIREMENTS WHICH EXCEED COA STANDARDS OF MIN 5% FOR 10' AWAY FROM STRUCTURES IN LANDSCAPED AREAS AND 2% FOR IMPERVIOUS AREAS.
6. ALL EASEMENTS TO BE BY SEPARATE DOCUMENT.

BENCHMARK

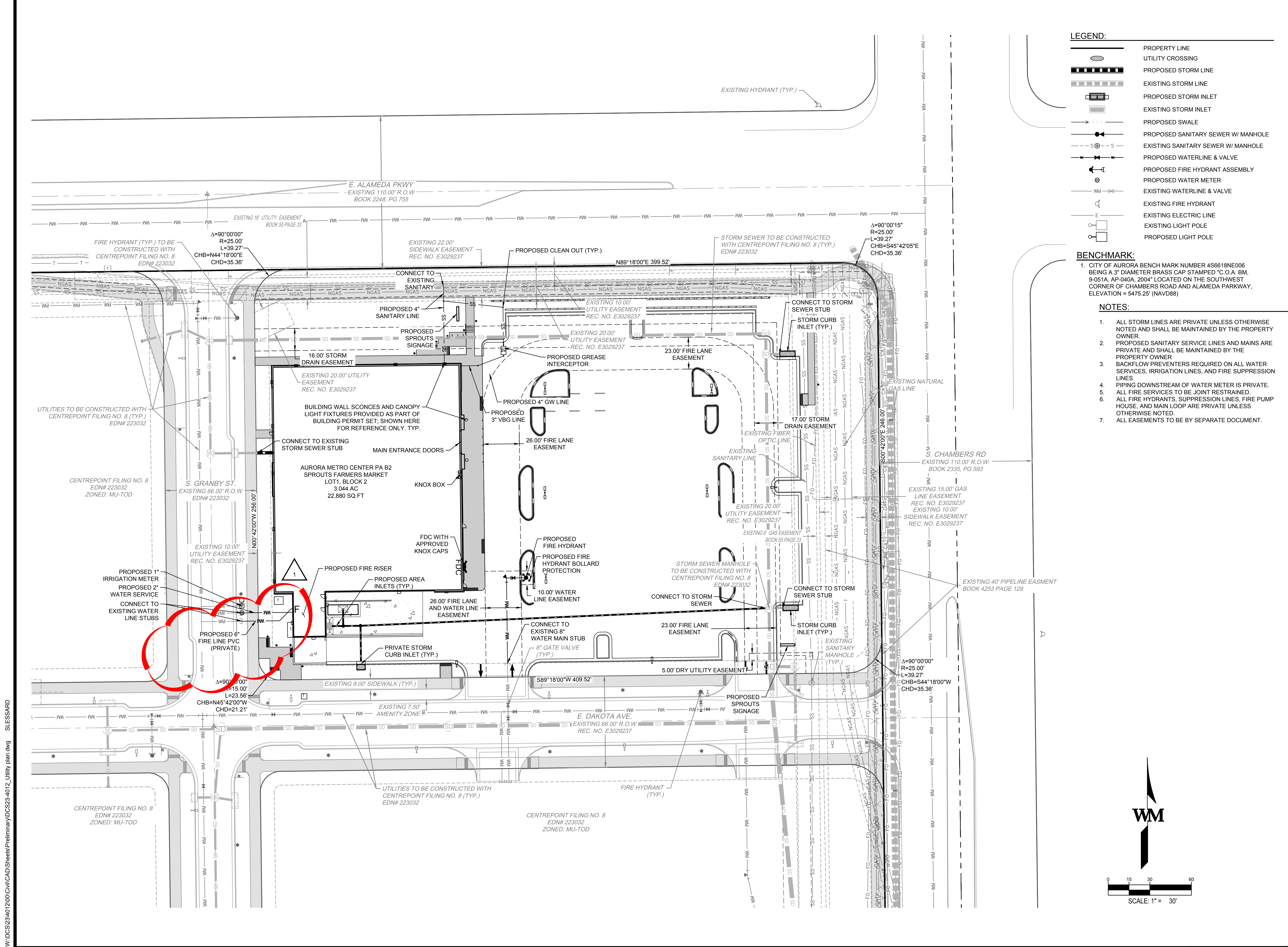
CITY OF AURORA BENCH MARK NUMBER 4S6618NE006
BEING A 3" DIAMETER BRASS CAP STAMPED "C.O.A. BM,
9-051A, AP-040A, 2004" LOCATED ON THE SOUTHWEST
CORNER OF CHAMBERS ROAD AND ALAMEDA PARKWAY,
ELEVATION = 5475.25' (NAVD88)



METRO CENTER PA B2
SPROUTS FARMERS MARKET SITE PLAN
WITH ADJUSTMENTS
UTILITY PLAN
AURORA CO

NO.	DATE	REMARKS
01	12/13/2024	SITE PLAN AMENDMENT 1

JOB NO.:	DCS23-4012
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	11/08/2023
PLOT DATE:	



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

METRO CENTER PA B2
SPROUTS FARMERS MARKET SITE PLAN
WITH ADJUSTMENTS
DETAIL PLAN
AURORA CO

NO. DATE REMARKS
01 12/13/2024 SITE PLAN AMENDMENT 1

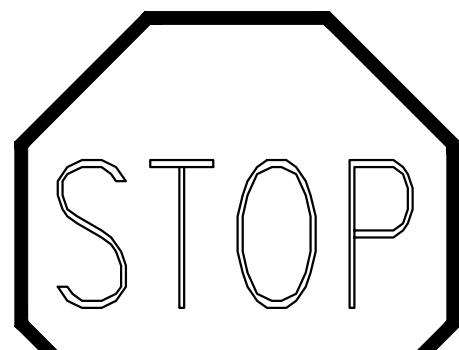
JOB NO.:	DCS23-4012
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	11/08/2023
PLOT DATE:	

SHEET

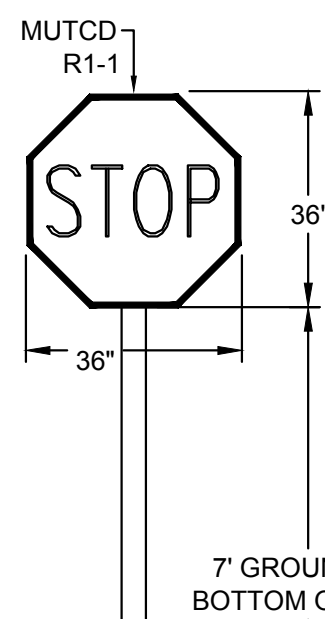
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5 OF 16

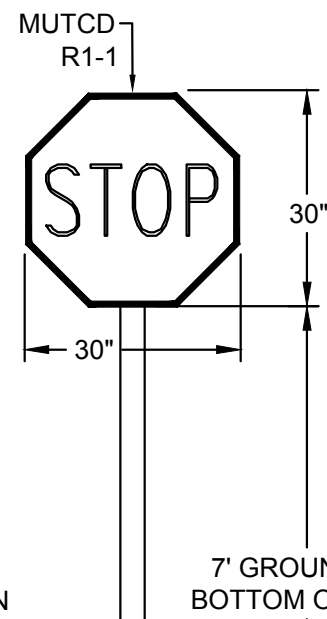
NOT FOR CONSTRUCTION



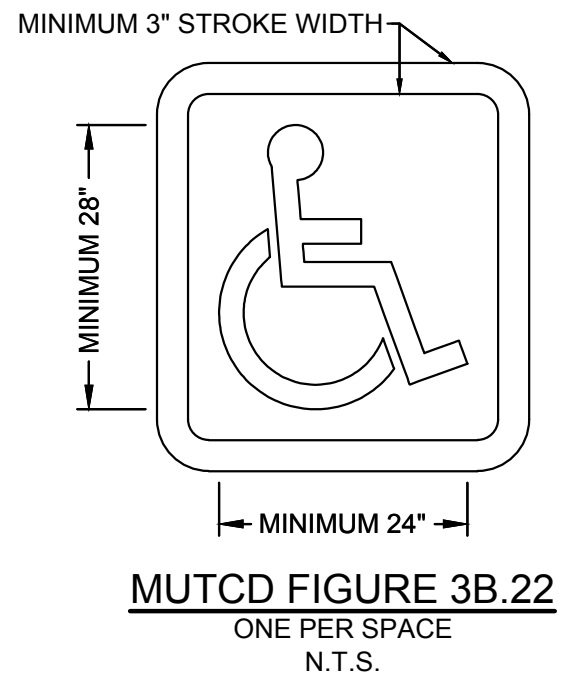
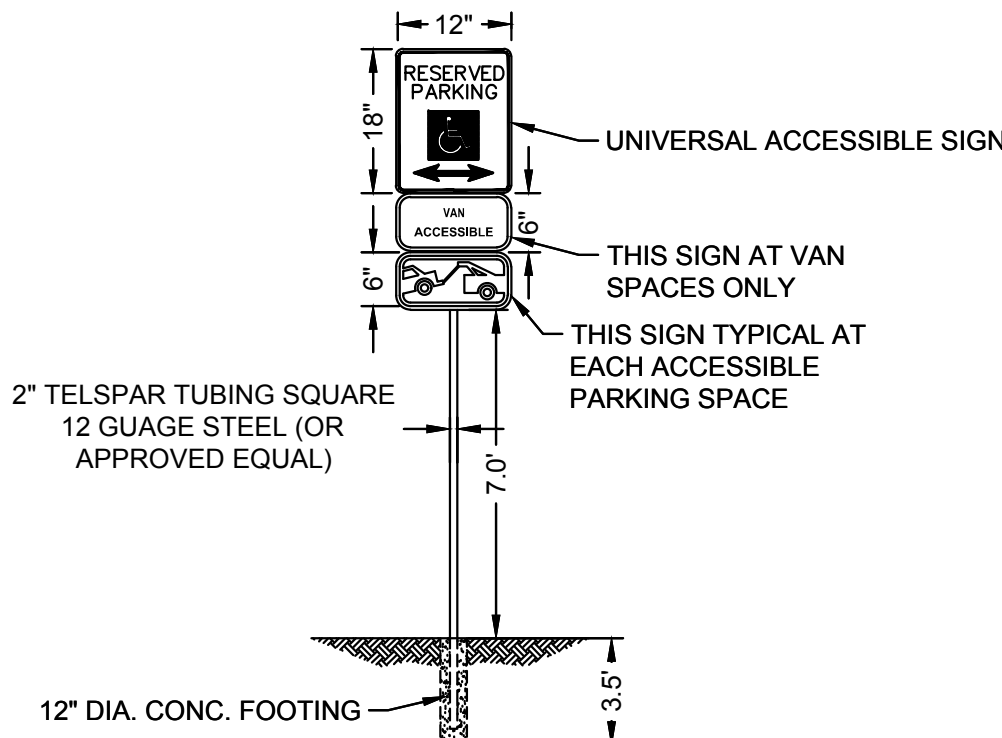
R1-1
STOP SIGN
N.T.S.



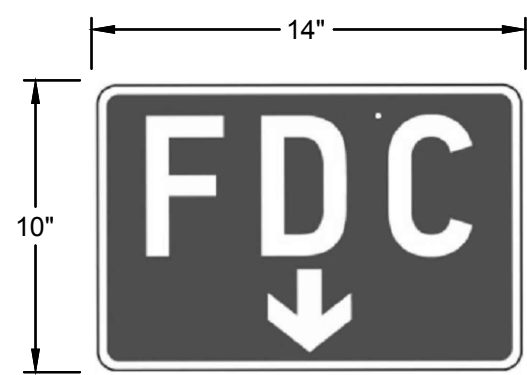
STOP SIGN DETAIL
MULTI-LANE
N.T.S.



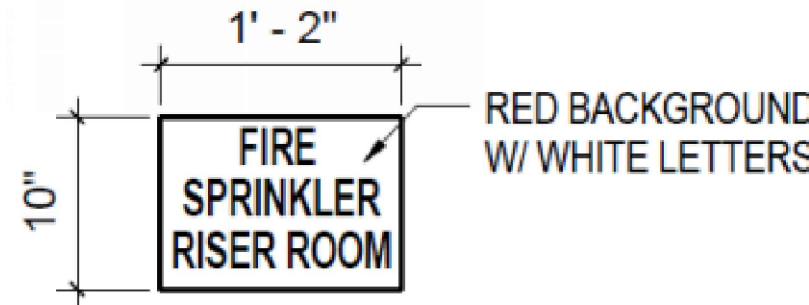
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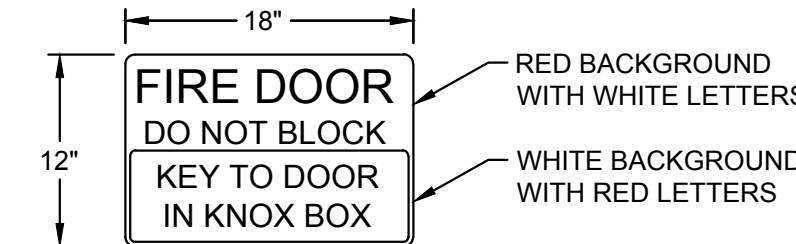
MUTCD FIGURE 3B.22
ONE PER SPACE
N.T.S.



FDC SIGN DETAIL
N.T.S.



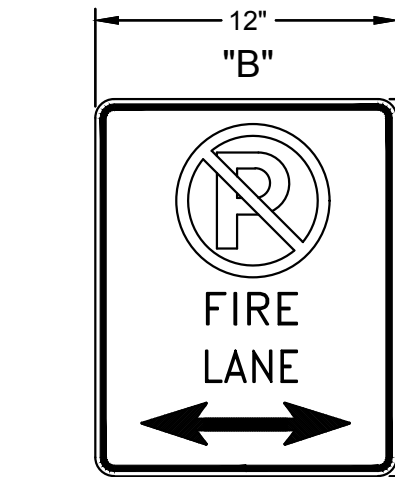
FIRE RISER ROOM SIGN DETAIL
N.T.S.



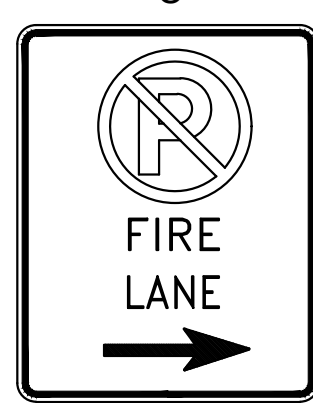
FIRE DOOR DO NOT BLOCK
SIGN DETAIL
N.T.S.



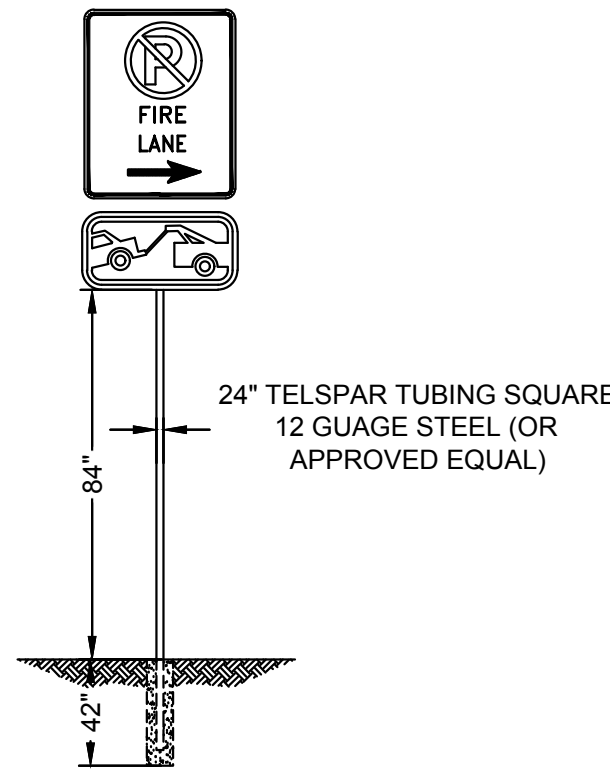
LEFT



ALL

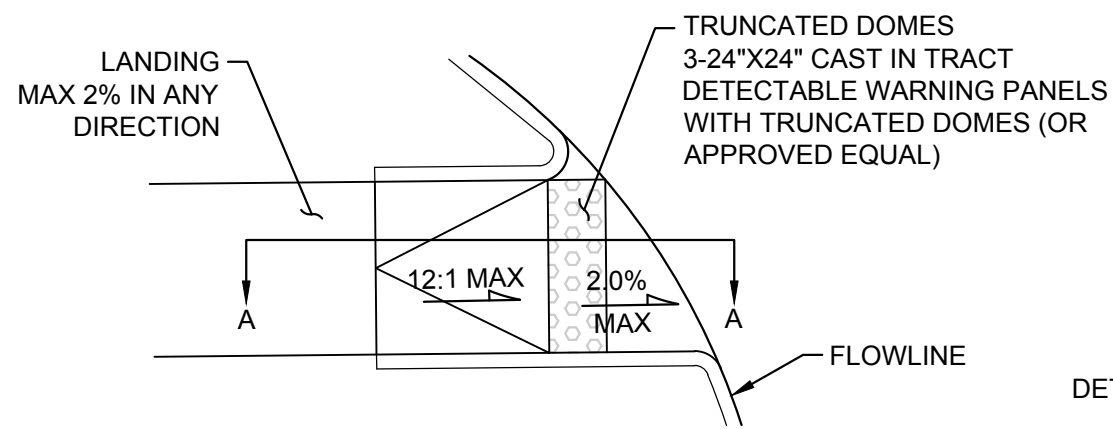


RIGHT

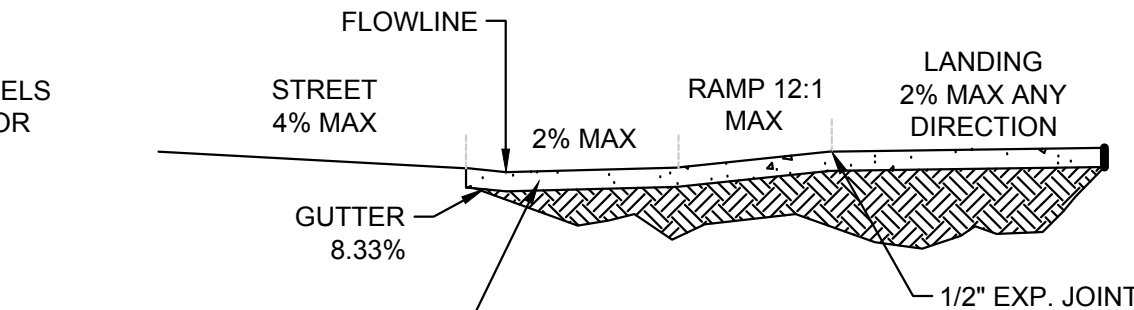


1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 28 INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT. OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

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

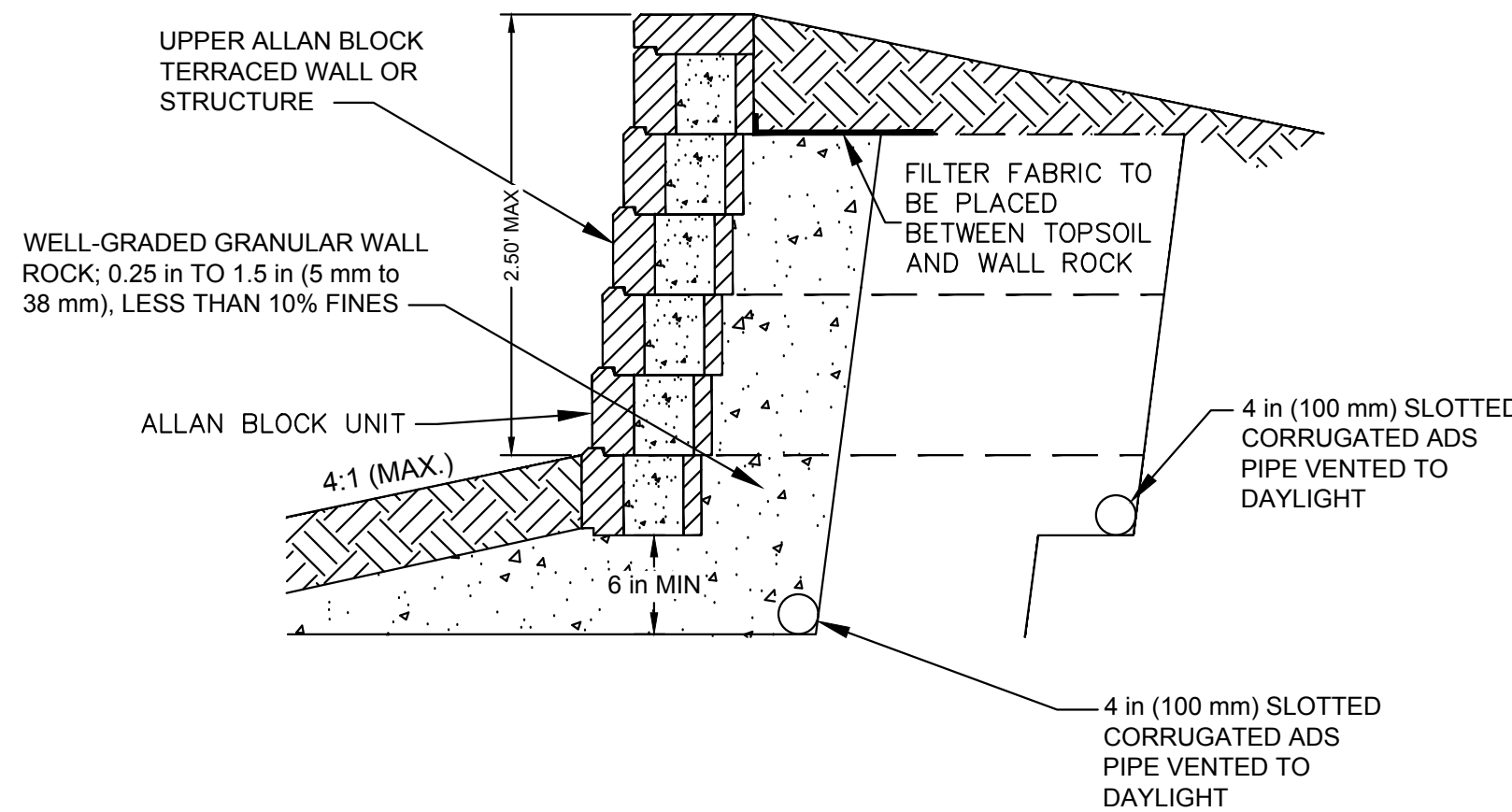


ACCESSIBLE RAMP DETAIL
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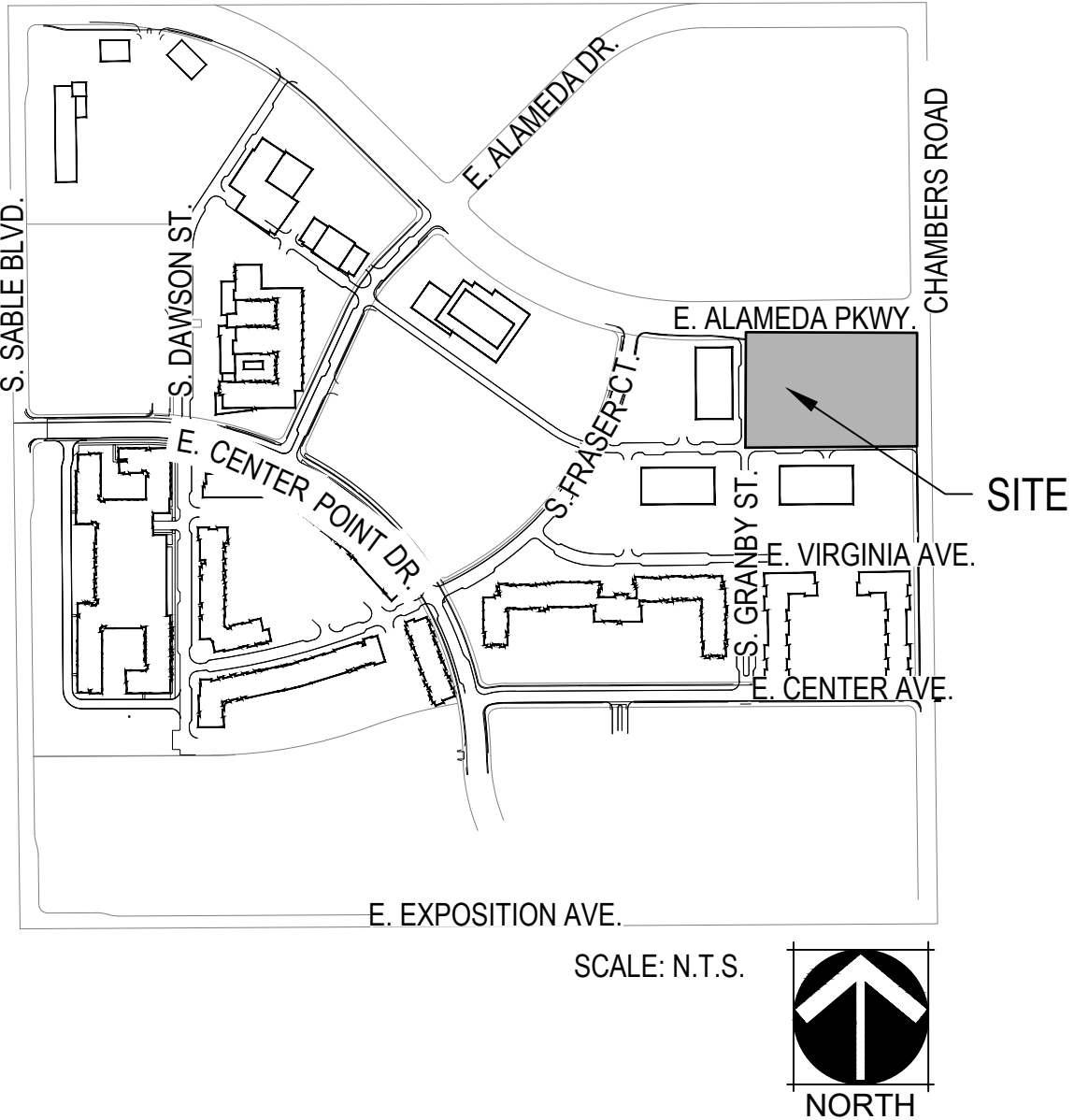
ACCESSIBLE RAMP DETAIL
SECTION A-A
N.T.S.

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



PRIVATE RETAINING WALL TYPICAL SECTION
N.T.S.

VICINITY MAP



GENERAL LANDSCAPE NOTES

1. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
2. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yds/1,000sf.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE EXCEPT WHERE NOTED IN PLAN. VEHICULAR DRIVES, PARKING LOTS AND PLAZAS ARE INCLUDED ON CIVIL SHEETS.
4. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
7. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
10. SHRUB BEDS SHALL BE MULCHED WITH MIN. 3" DEPTH, 3/4"-1 1/2" TAN RIVER ROCK LANDSCAPE MULCH. WEED BARRIER IS REQUIRED UNDER RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. RIVER ROCK IS AVAILABLE AT PIONEER SAND WWW.PIONEERSAND.COM OR APPROVED EQUAL. AREAS OF PERENNIALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
11. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.

LANDSCAPE ADJUSTMENT REQUEST

- ADJUSTMENT REQUEST 1) REMOVAL OF BUILDING PERIMETER LANDSCAPING BUFFER REQUIREMENT ALONG THE EASTERN BUILDING FRONTAGE
- CODE SECTION: UDO 146-4.7.5.J.2
 - CODE REQUIREMENT: BUILDING PERIMETER LANDSCAPING IS REQUIRED FOR ALL NON-RESIDENTIAL BUILDINGS IN SUBAREAS A (EXCLUDING THE MU-OA ZONE DISTRICT), B, AND C WHEN SAID BUILDING ELEVATIONS FACE PUBLIC STREETS, TRANSPORTATION CORRIDORS, PUBLIC OPEN SPACE, RESIDENTIAL NEIGHBORHOODS, OR WHEREVER AN ENTRANCE DOOR IS PRESENT. APPLICANTS SHALL PROVIDE ONE TREE OR TREE EQUIVALENT FOR EACH 40 LINEAR FEET OF ELEVATION LENGTH.
 - JUSTIFICATION: DUE TO THE NATURE OF THE SPROUTS GROCERY STORE USE AND MARKETING PREFERENCES, THE EASTERN BUILDING FRONTAGE IS USED AS THE MAIN PEDESTRIAN PLAZA AND PRODUCT DISPLAY AREAS. PLACING LANDSCAPING DOES NOT ALIGN WITH THE INTENDED PEDESTRIAN AND RETAIL USE OF THE SPACE. THE REQUIRED LANDSCAPING HAS BEEN LOCATED ON THE NORTH SIDE OF THE BUILDING BY PROVIDING AN EXCESS OF 18.25 TREE EQUIVALENTS WHERE ONLY 4 ARE REQUIRED.

WATER USE

Water Use Table			
Area	Water Conserving Irrigation (Shrub Bed) (SF)	Non-Irrigated Landscape Area/ Pavement (SF)	Total Area (SF)
Site	31,023 (29%)	77,715 (71%)	108,738 (100%)

BUILDING PERIMETER

Building Perimeter Landscaping - Section 146-4.7.5.J			
Building Perimeter Landscape Description	Length (LF)	Trees Required (1 per 40 LF)	Trees Provided
North Face (Alameda Pkwy)	136	3	7
East Face (Chambers Rd)	163	4	0*
South Face (E Dakota Ave)	136	3	0** (3 T.E.)
West Face (S Granby St)	163	4	0*** (4 T.E.)

* THE EAST FACE CONTAINS THE BUILDING'S FRONT ENTRY ZONE, AND HAS NO PLANTING AREAS WITHIN 20' OF THE BUILDING FACE. ADJUSTMENT HAS BEEN REQUESTED.

** UTILITY EASEMENTS SOUTH OF THE BUILDING CREATE AN ENCUMBERANCE FOR THIS REQUIREMENT, WHERE TREES CANNOT BE PLANTED. THIS REQUIREMENT IS MET WITH 30 SHRUBS, (3 TREE EQUIVALENTS).

*** THIS REQUIREMENT ON THE WEST FACE, IS MET WITH 29 SHRUBS AND 33 ORNAMENTAL GRASSES, (4 TREE EQUIVALENTS).

PARKING LOT REQUIREMENTS

Parking Lot Landscaping - Section 146-4.7.5.K					
Description	Requirement Description	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Parking Islands - 9' x 19'	1 tree & 6 shrubs per island	8	8	48	67
Parking Islands - 9' x 38'	2 trees & 12 shrubs per island	8	8	48	50

STREET FRONTAGE BUFFER

Street Frontage Buffer - Section 146-4.7.5.D							
Description	Length (LF)	Buffer Width Required	Buffer Width Provided	Trees Required (1 per 40 LF)	Trees Provided	Shrubs Required (10 per 40 LF)	Shrubs Provided
Alameda Pkwy	450	20'	11.3' *	11	11	45	247
Chambers Rd	249	20'	20'	6	0**	25	265

* BUFFER REQUIREMENT REDUCE TO 11'-3" WITH THE INCLUSION OF A LOW WALL.

** UTILITY EASEMENTS ALONG CHAMBERS ROAD CREATE AN ENCUMBRANCE FOR THIS REQUIREMENT, WHERE TREES CANNOT BE PLANTED WITHIN THE STREET FRONTAGE BUFFER. 6 TREE EQUIVALENTS CONSISTING OF 72 SHRUBS SUPPLEMENT THIS REQUIREMENT.

SERVICE SCREENING

Service, Loading, Storage & Trash Screening - Section 146-4.7.8.B.2.b					
Description	Length (LF)	Trees Required (1 per 40 LF)	Trees Provided	Shrubs Required (10 per 40 LF)	Shrubs Provided
Loading/Trash Area	113	3	0	28	42

LANDSCAPE SHEET INDEX

SHEET NO.	SHEET TITLE
06	LANDSCAPE COVER AND NOTES
07	PLANT & AMENITY/ MATERIAL SCHEDULES
08	LANDSCAPE PLAN
09	HYDROZONE MAP
10	LANDSCAPE DETAILS
11	LANDSCAPE DETAILS



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waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

METRO CENTER PA B2
SPROUTS FARMERS MARKET SITE PLAN
WITH ADJUSTMENTS

AURORA CO

NO.	DATE	REMARKS					

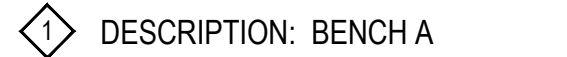
JOB NO.:	DCS23-4012
PA / PM:	A.B. L.B.
DESIGNED:	B.P. L.V.
DATE:	11/08/2023
PLOT DATE:	11/08/2023

SHEET
LANDSCAPE COVER
AND NOTES

06 of 16

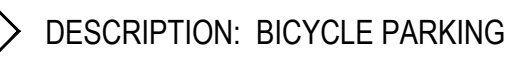
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811



MANUFACTURER: SITE PIECES OF
APPROVED EQUAL
CONTACT: 900.484.0797
<https://www.sitepieces.com/>

NOTES: SURFACE MOUNT PER
MANUFACTURER'S SPECIFICATIONS



MANUFACTURER: SITE PIECES OR
APPROVED EQUAL
CONTACT: 900-484-0797
www.sitepieces.com

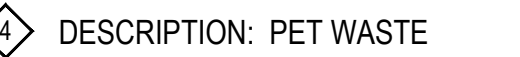
COLOR / FINISH: TBD



MANUFACTURER: SITE PIECES OR
APPROVED EQUAL CONTACT: 900.484.0797
<https://www.sitepieces.com/>

COLOR / FINISH: TBD

NOTES: SURFACE MOUNT PER
MANUFACTURER SPECIFICATIONS



MANUFACTURER: PET PICKUPS OR
APPROVED EQUAL

COLOR / FINISH: BLACK

NOTES: INSTALL PER
MANUFACTURER'S
SPECIFICATIONS, DIRECT BUY

DECIDUOUS TREES		QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC SE	5	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER MAPLE	B & B	2.5" CAL	
GL SH	5	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	B & B	2.5" CAL	
PY CH	4	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER CALLERY PEAR	B & B	2.5" CAL	
QU ME	4	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL	
UL AC	4	ULMUS X 'MORTON'	ACCOLADE™ ELM	B & B	2.5" CAL	
EVERGREEN TREES		QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
JU WO	8	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	B & B	8' HT.	
PI BA	3	PICEA PUNGENS GLAUCA 'BAKERI'	BAKERI BLUE SPRUCE	B & B	8' HT.	
ORNAMENTAL TREES		QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PR CH	5	PRUNUS X VIRGINIANA 'P002S'	SUCKER PUNCH CANADA CHOKECHERRY	B & B	2" CAL.	
DECIDUOUS SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AM SE	15	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	
BE TA	28	BERBERIS X 'TARA' TM	EMERALD CAROUSEL BARBERRY	CONT.	#5	
CA BL	57	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	CONT.	#5	
EU AL	46	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	#5	
FR BR	35	FORSYTHIA VIRIDISSIMA 'BRONXENSIS'	BRONX FORSYTHIA	CONT.	#5	
KO PI	10	KOLKWITZIA AMABILIS 'PINK CLOUD'	BEAUTY BUSH	CONT.	#5	
LI LO	19	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	#5	
PE AT	56	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5	
PE LS	125	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	
PH SE	81	PHOTOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE® NINEBARK	CONT.	#5	
PO MC	64	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE POTENTILLA	CONT.	#5	
PR BE	10	PRUNUS BESSEYI	SAND CHERRY	CONT.	#5	
PR PB	55	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	
RH GR	17	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5	
RO RA	68	ROSA X 'RADTKO'	DOUBLE KNOCK OUT RED ROSE	CONT.	#5	
SP SN	9	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	CONT.	#5	
SP MO	24	SPIRAEA X BUMALDA 'MONHUB' TM	LIMEMOUND SPIREA	CONT.	#5	
SY PA	27	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	CONT.	#5	
SY VU	7	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5	
EVERGREEN SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AR PA	9	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	
CY SP	8	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5	
HE PA	54	HESPERALOE PARVIFLORA	RED YUCCA	CONT.	#5	
JU SP	12	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	CONT.	#5	
JU BH	6	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	#5	
JN AR	27	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	CONT.	#5	
PI WH	4	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	#5	
ORNAMENTAL GRASSES		QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BO BA	237	BOULEDOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	
CE PE	244	CENCHRUS ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	15 GAL		
ER RA	9	ERIANTHUS RAVENNAE	RAVENNA GRASS	CONT.	#1	
HK AR	30	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED FOREST GRASS	CONT.	#1	
HE SE	139	HELICOTRICHON SEMPERVIRENS	BLUE AVENA OAT GRASS	CONT.	#1	
MI SI	13	MISCANTHUS SINENSIS 'SILBERFEDER'	SILVER FEATHER EULALIA GRASS	CONT.	#1	
PA SH	176	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	CONT.	#1	
SC ST	36	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION BLUESTEM GRASS	CONT.	#1	
SC BL	55	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	#1	
SP HE	147	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	
PERENNIALS		QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC MO	38	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#1	
DE FI	50	DELOSPERMA X 'P001S' TM	FIRE SPINNER ICE PLANT	CONT.	#1	
GE RO	56	GERANIUM X 'GERWAT'	ROZANNE GERANIUM	CONT.	#1	
NE WA	31	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	CONT.	#1	
PE RR	16	PENSTEMON MEXICALI 'RED ROCKS'	RED ROCKS PENSTEMON	CONT.	#1	
PH SU	29	PHLOX SUBULATA	CREEPING PHLOX	CONT.	#1	
RU FU	62	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	CONT.	#1	
SA MN	24	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	CONT.	#1	

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1000	1	1000	1000	1000
2	2000	1	2000	2000	2000
3	3000	1	3000	3000	3000
4	4000	1	4000	4000	4000
5	5000	1	5000	5000	5000
6	6000	1	6000	6000	6000
7	7000	1	7000	7000	7000
8	8000	1	8000	8000	8000
9	9000	1	9000	9000	9000
10	10000	1	10000	10000	10000

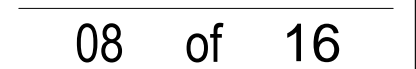
ITEM	DESCRIPTION	SIZE / DIMENSIONS	PRODUCT NAME	COLOR / FINISH	NOTES
A	CONCRETE FLATWORK	THICKNESS PER CIVIL ENGINEER	STANDARD GRAY CONCRETE	STANDARD GRAY, LIGHT BROOM FINISH AND SANDSCAPE FINISH	SEE PLANS FOR SCORING PATTERN AND FINISHES. REFER TO CITY SPECIFICATIONS FOR CONCRETE MIX AND CONSTRUCTION, REFER TO CIVIL FOR DEPTH RECOMMENDATION. ANY CONCRETE NOT SHOWN AS ENHANCED SCORING IS TO BE SCORED PER TYPICAL CITY STANDARDS
B	ROCK MULCH	$\frac{3}{4}$ " - 1 $\frac{1}{2}$ " ; 3" DEPTH	TAN RIVER ROCK	TAN	ALL RIVER ROCK SHALL BE WASHED AND FREE OF DEBRIS; INSTALL WEED BARRIER BELOW PER NOTES
C	THERMOPLASTIC PAINT STRIPING	REFER TO PLANS	TBD	TBD	TBD
D	LANDSCAPE BOULDER	RE: SHEET LP-501, DETAIL 5	MOSS ROCK BOULDER	N/A	SEE PLAN FOR LOCATIONS
E	ENHANCED PAVING	THICKNESS PER CIVIL ENGINEER	COLORADO HARDSCAPES OR APPROVED EQUAL	STANDARD GRAY, ACID ETCH FINISH	REFER TO CITY SPECIFICATIONS FOR CONCRETE MIX AND CONSTRUCTION, REFER TO CIVIL FOR DEPTH RECOMMENDATION, REFER TO LANDSCAPE PLANS FOR SCORING PATTERN OF ENHANCED PAVING.

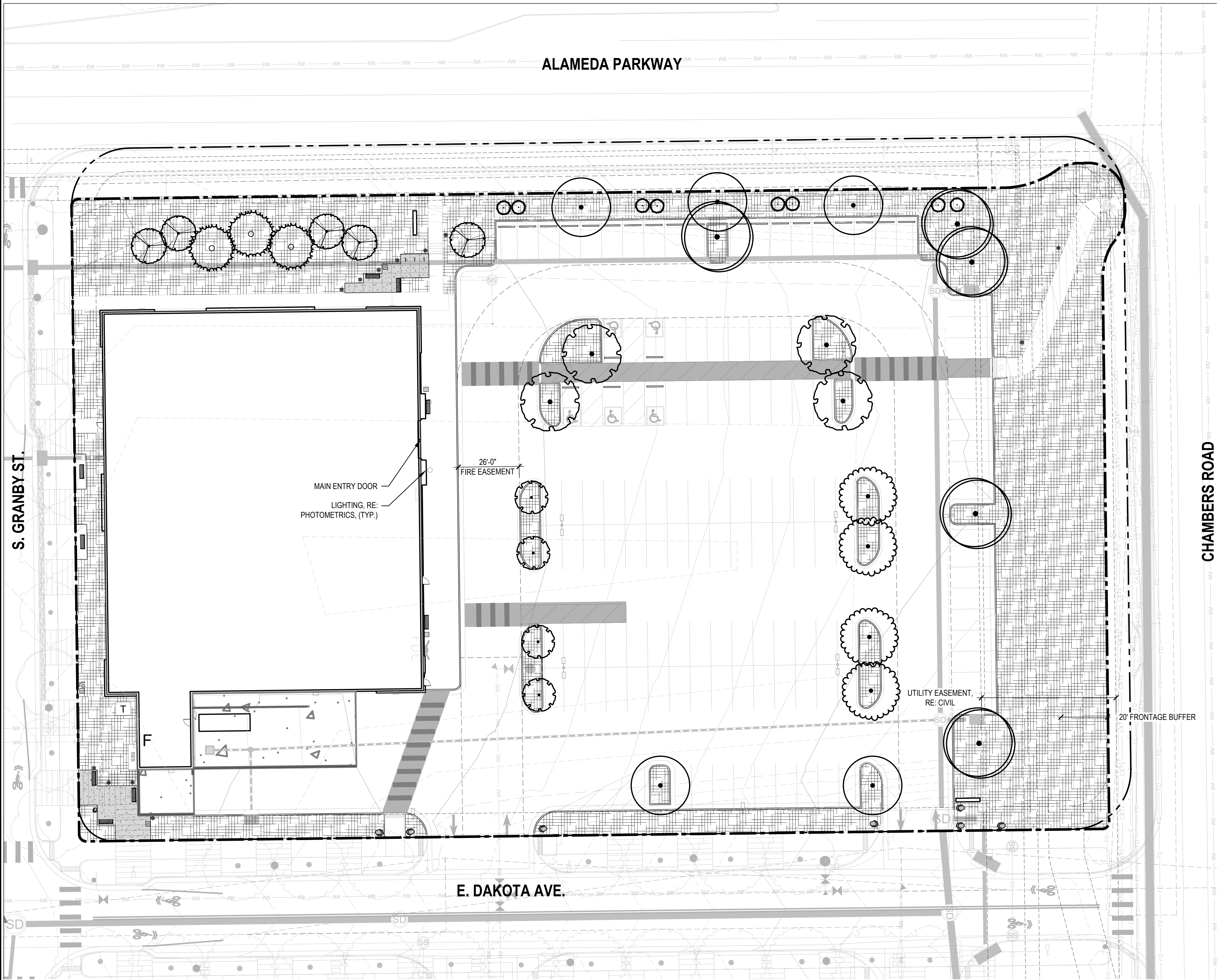


METRO CENTER PA B2
WITH ADJUSTMENTS
AURORA CO

[illegible]

JOB NO.:	DCS23-4012
PA / PM:	A.B. L.B.
DESIGNED:	B.P. L.V.
DATE:	11/08/2023
PLOT DATE:	11/08/2023



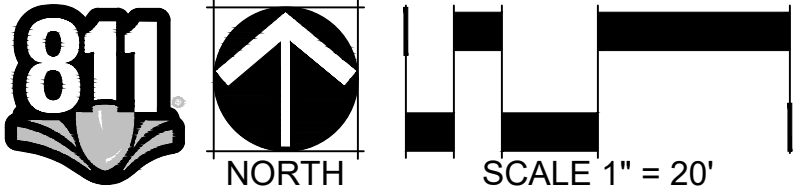


LEGEND

- DECIDUOUS TREES - N.T.S.
- EVERGREEN TREES - N.T.S.
- LOW WATER USE: SHRUB BED
- LIMIT OF WORK
- PROPERTY LINE

HYDROZONE TABLE

TAP #1 PERMANENT TAP	
WATER USE TYPE	AREA (SF)
HIGH WATER USE	0 SF
LOW WATER USE	31,023
Z-TAP ZONE	0 SF
TOTAL IRRIGATED AREA	31,023 SF



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waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

METRO CENTER PA B2
SPROUTS FARMERS MARKET SITE PLAN
WITH ADJUSTMENTS
AURORA CO

NO.	DATE	REMARKS

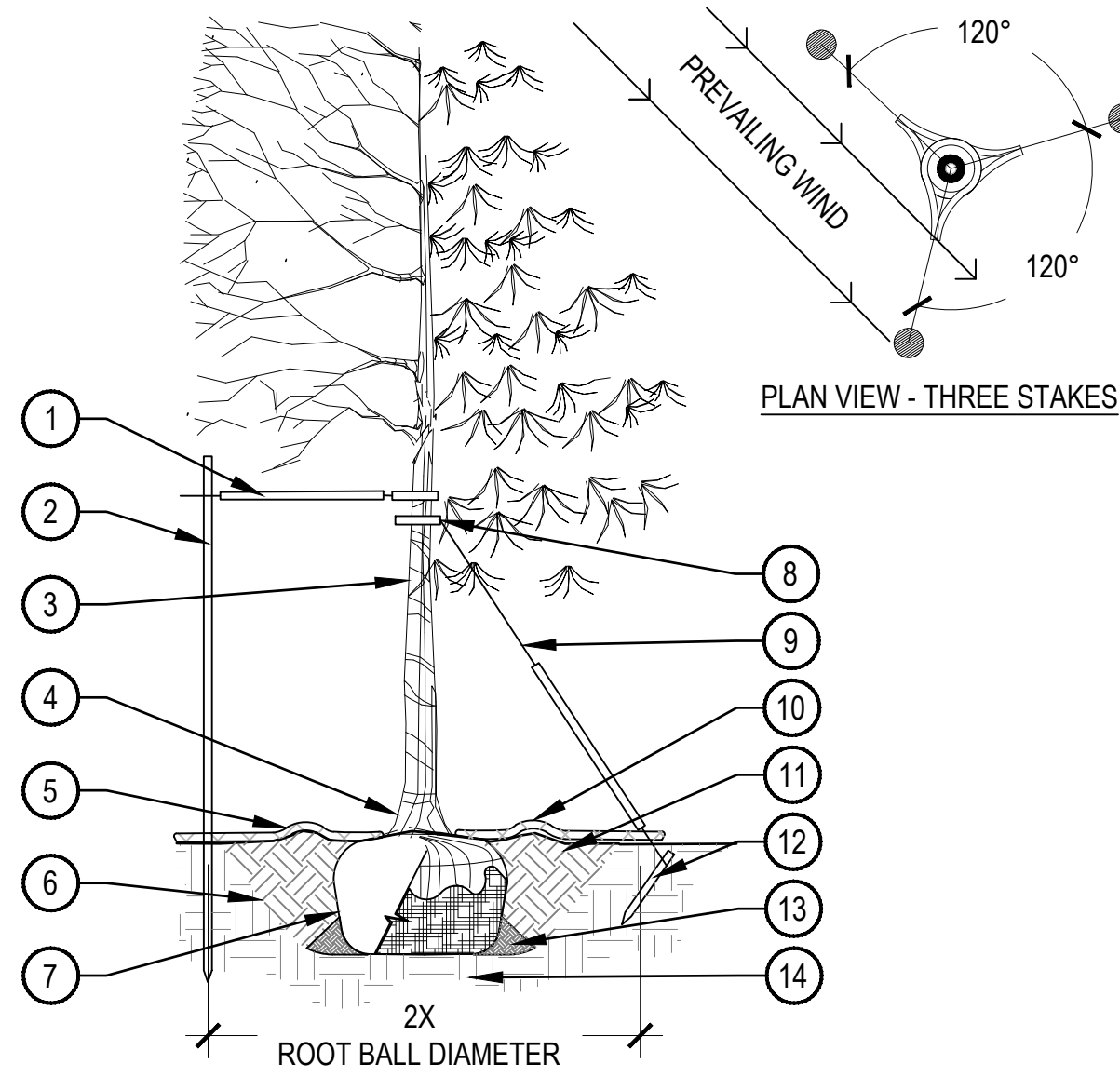
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DATE:	11/08/2023
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PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

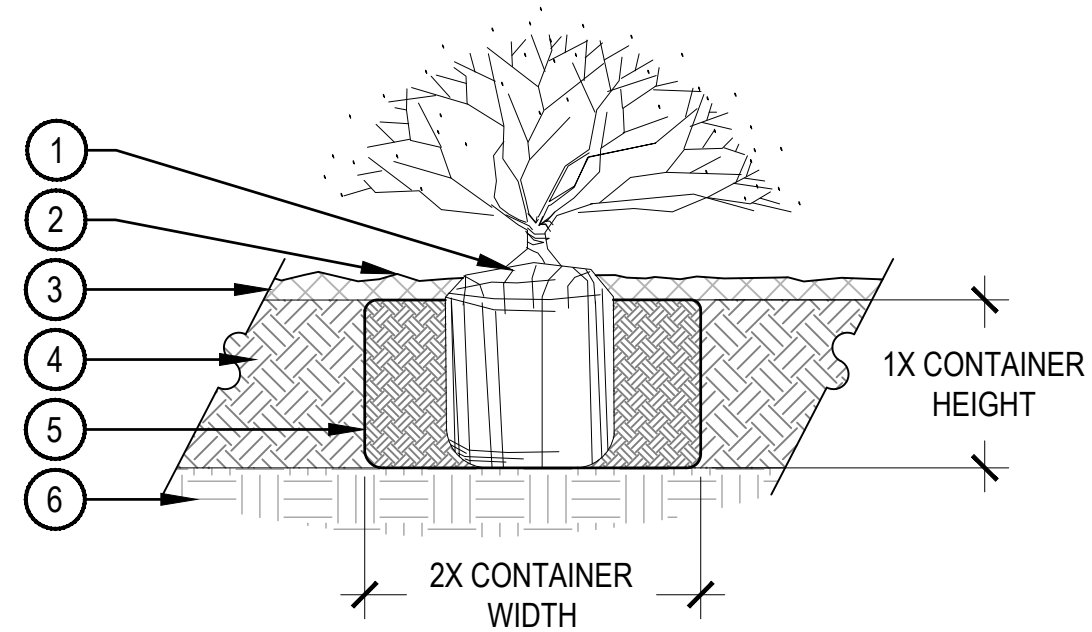
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



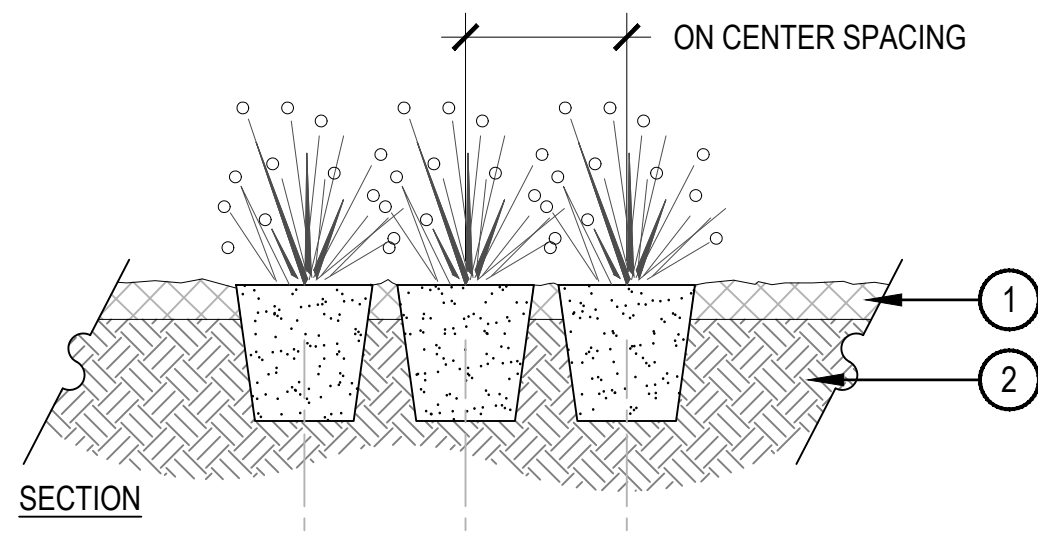
- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY. WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

SCALE: 3/16" = 1'-0"

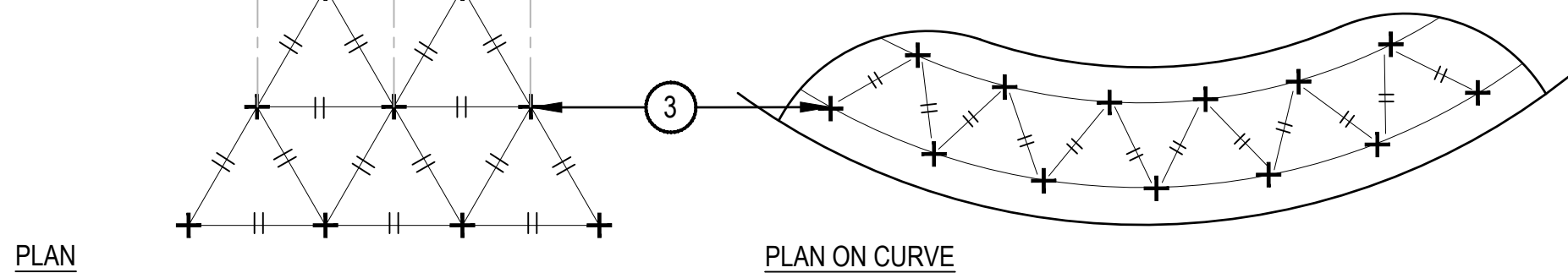
1 TREE PLANTING DETAIL



- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO GENERAL NOTES, SHEET 6
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL



- SPECIFIED MULCH, REFER TO GENERAL NOTES, SHEET 8
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT



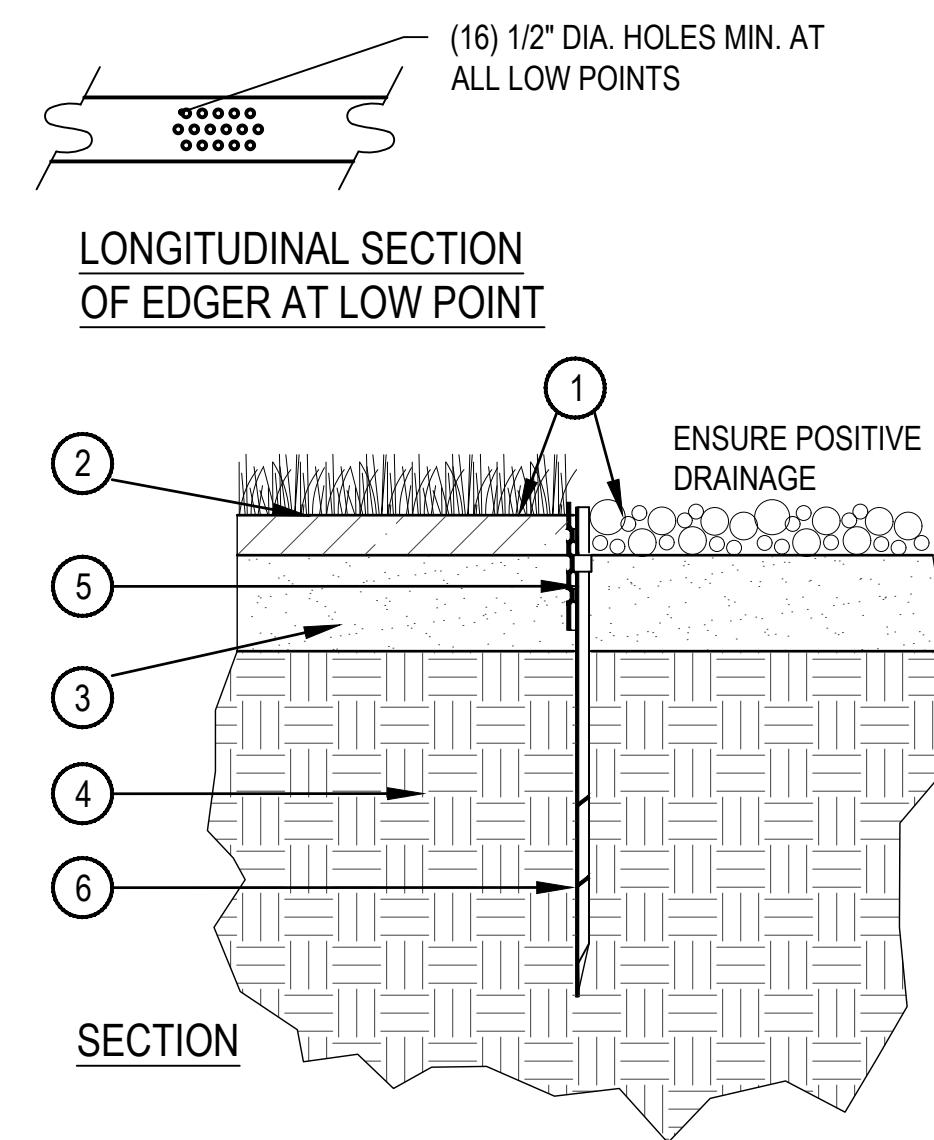
- NOTES:
- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

NOTE:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
- AMENDED SOIL PER SPECIFICATIONS
- SUBGRADE
- STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE

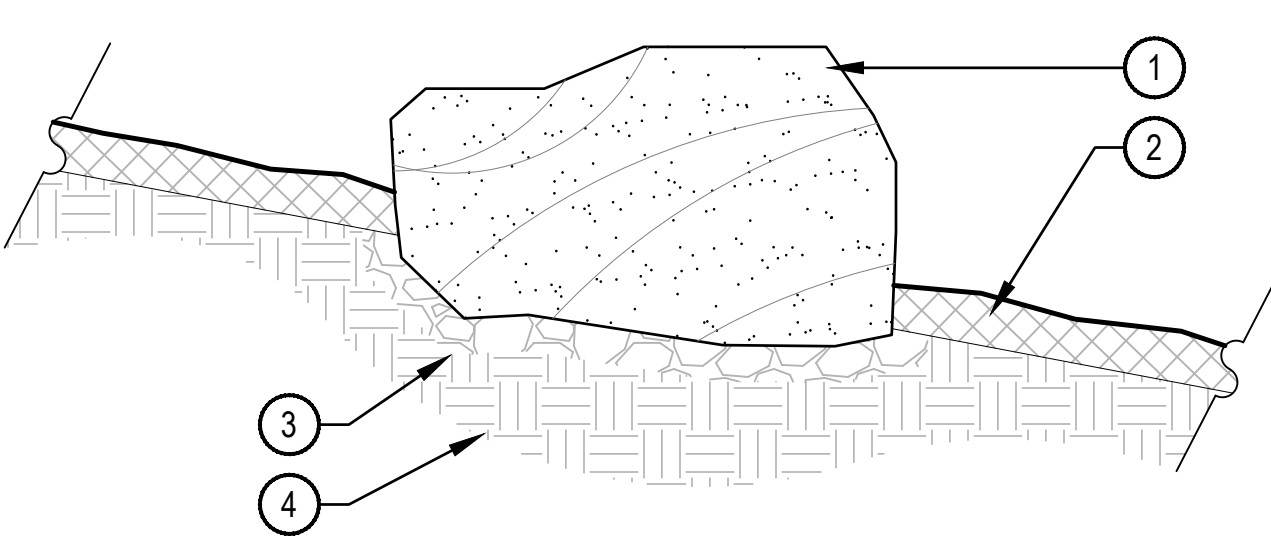
- NOTES:
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 STEEL EDGER

SCALE: 1" = 1'-0"

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



- BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE. REFER TO MATERIAL SCHEDULE
- SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN.
- 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
- UNDISTURBED GRADE

BOULDER SIZES	
ITEM	SIZE
'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

- NOTES:
- THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
 - THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
 - CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

5 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"

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FOR AND ON BEHALF
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METRO CENTER PA B2
SPROUTS FARMERS MARKET SITE PLAN
WITH ADJUSTMENTS

AURORA CO

REMARKS

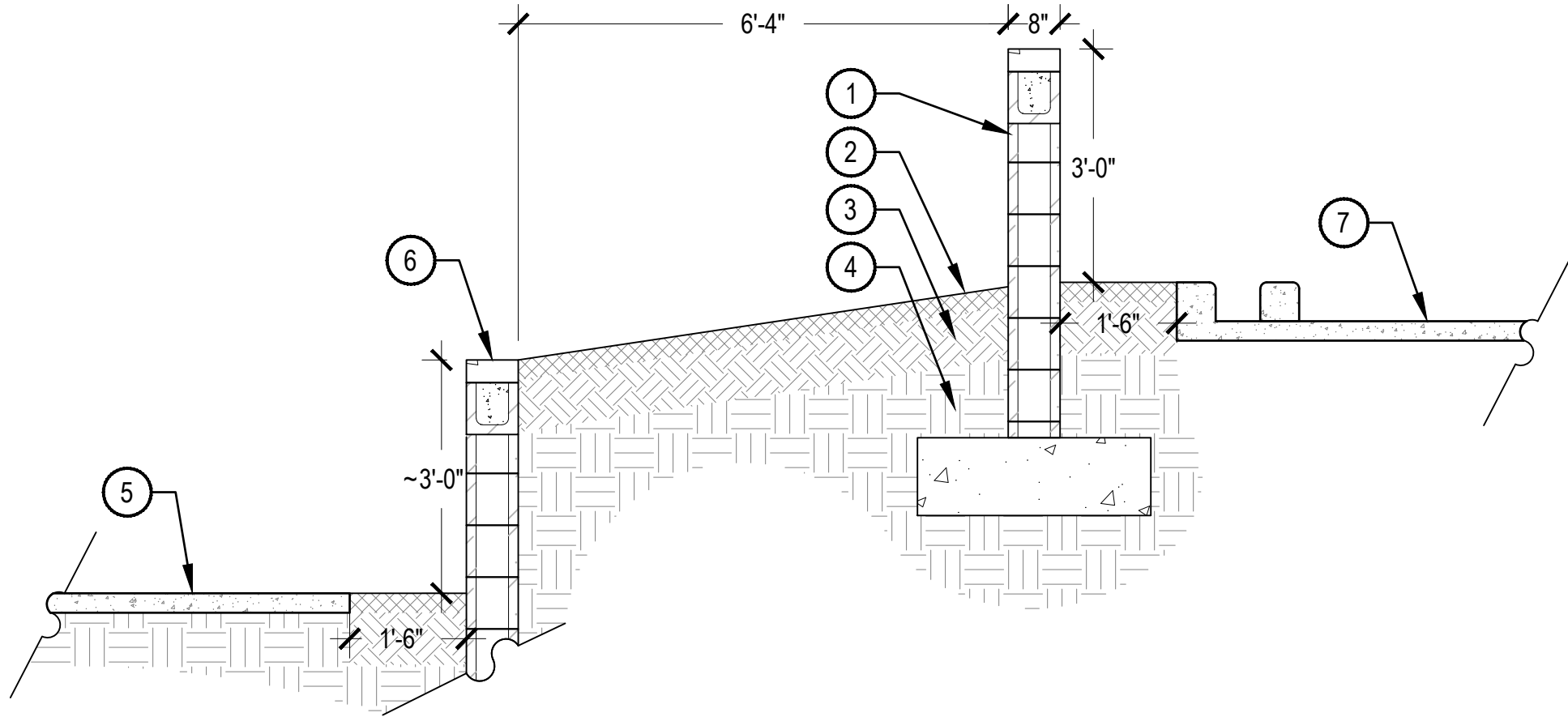
JOB NO.: DCS23-4012
PA / PM: A.B. L.B.
DESIGNED: B.P. L.V.
DATE: 11/08/2023
PLOT DATE: 11/08/2023

SHEET
LANDSCAPE DETAILS

10 of 16



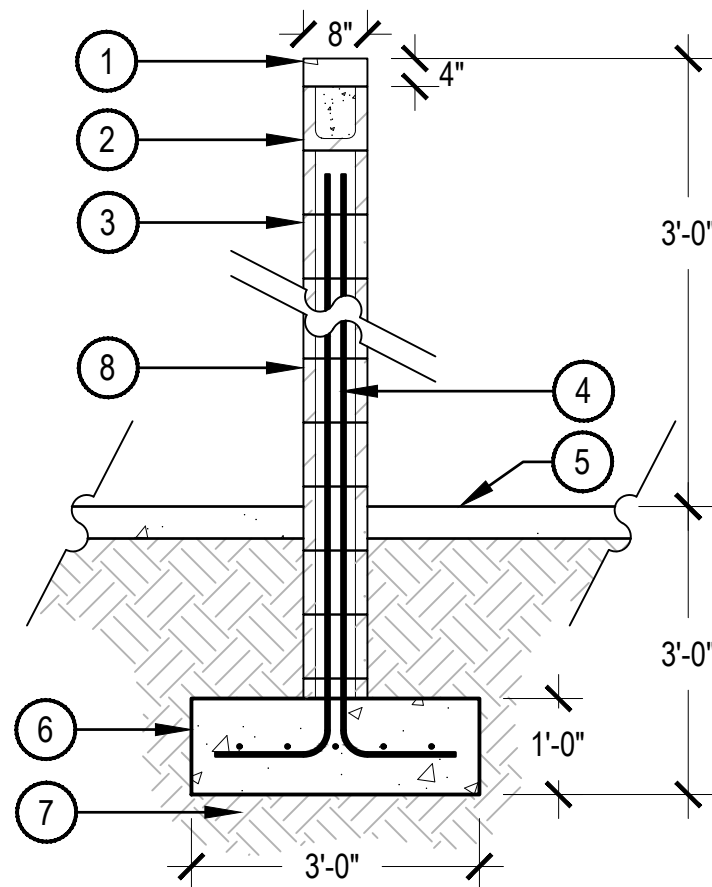
NOT FOR CONSTRUCTION



NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.

1 WALL SECTION

SCALE: 1/2" = 1'-0"



NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. CONTRACTOR SHALL PROVIDE A MOCK-UP FOR REVIEW BY THE LANDSCAPE ARCHITECT AND ARCHITECT PRIOR TO CONSTRUCTION OF THE WALL.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
4. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2".

2 3' FREE STANDING CMU WALL

SCALE: 1/2" = 1'-0"

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NO. DATE

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DESIGNED:	B.P. L.V.
DATE:	11/08/2023
PLOT DATE:	11/08/2023



SHEET
LANDSCAPE DETAILS

NOTE: ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

NOTE: MURAL ARTWORK SHOWN FOR EXAMPLE ONLY, SITE SPECIFIC ARTWORK TO BE DETERMINED AT A LATER DATE.

SPROUTS
FARMERS MARKET

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P: 480-844-8016 F: 480-844-8017

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316 Morris Avenue
Suite 410
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P: 231.722.3407
F: 231.722.2995

REVISION:
SITE SUBMITTAL PLAN - 04/05/2023
COMMENT RESPONSE - 07/14/2023
COMMENT RESPONSE - 08/24/2023
AMENDMENT #01 - 12/13/2024

STAMP:

STORE INFORMATION:
SPROUTS FARMERS MARKET
#0337
SWC ALAMEDA & CHAMBERS
AURORA, CO

PREMISES ELEVATION AND TENANT'S BUILDING
AND SITE SIGNAGE

DATE: 12-13-2024

DRAWN BY: LK

CHECKED BY: NC

SCALE: AS NOTED

BUILD TYPE: NBTS

STORE VERSION: V6.2.2

ARCHITECT PROJECT #: 2021.0160

SHEET: C-1B

0337 AURORA CO NBTS EXHIBIT ELEVATION

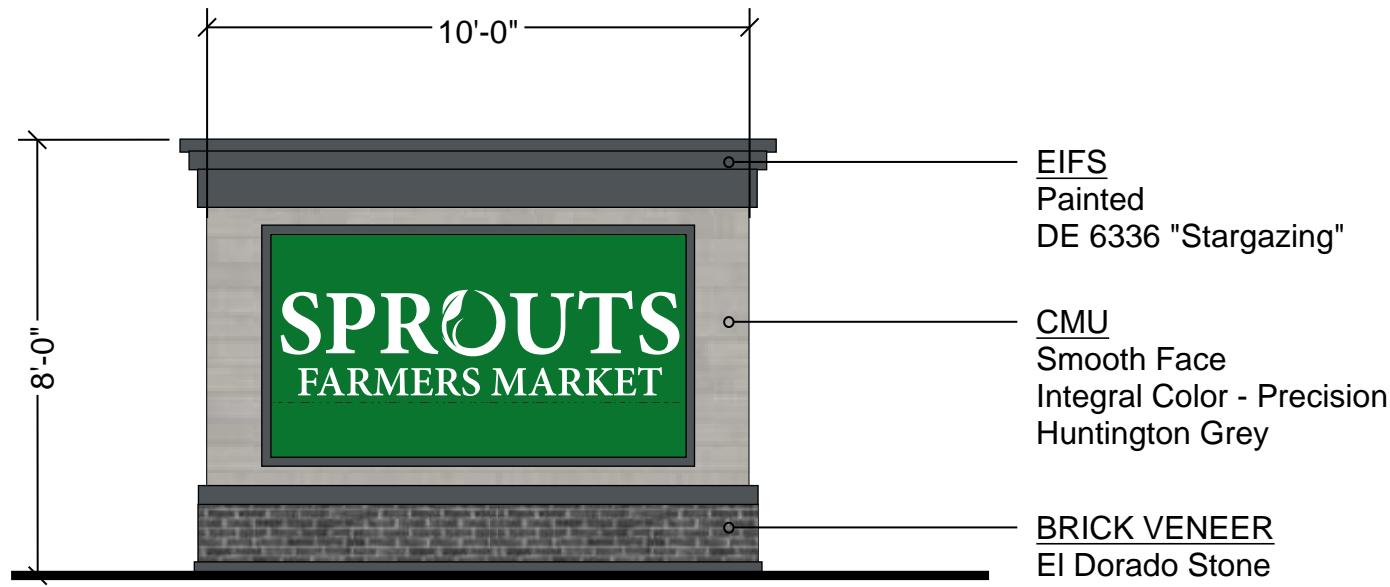
FRONT ELEVATION (EAST)

LEFT ELEVATION (SOUTH)

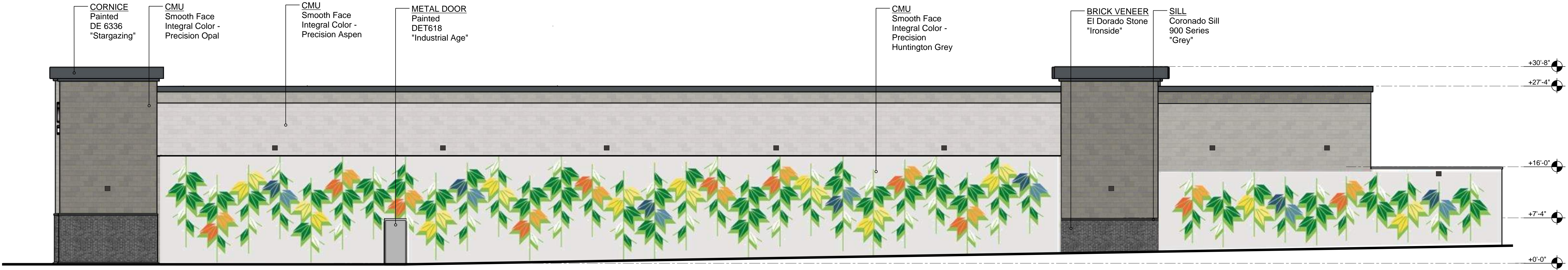
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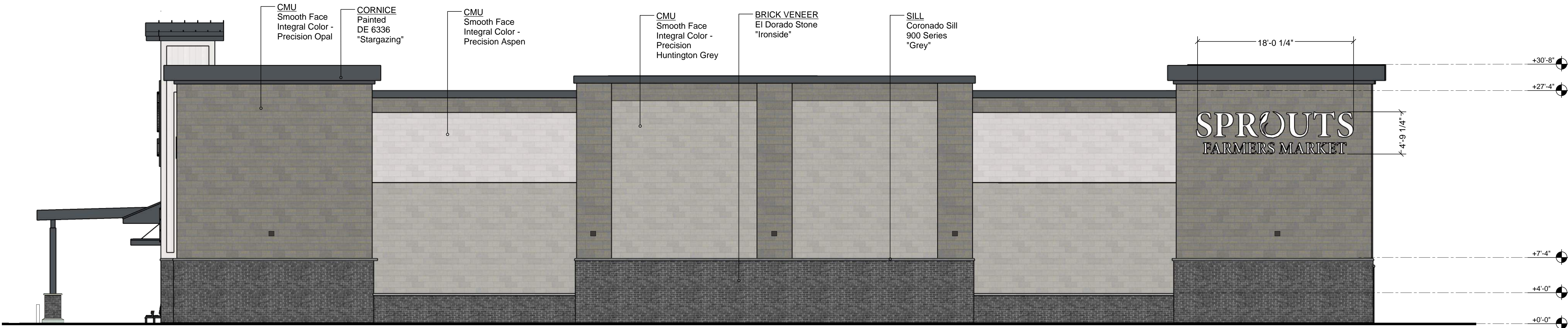
NOTE: PROPOSED MONUMENT SIGN IS CONCEPTUAL. ACTUAL COLORS/MATERIALS MAY DIFFER BUT WILL BE CONSISTENT WITH THE BUILDING MATERIALS.



PROPOSED MONUMENT SIGN



REAR ELEVATION (WEST)



RIGHT ELEVATION (NORTH)

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REVISION:
SITE SUBMITTAL PLAN - 04/05/2023
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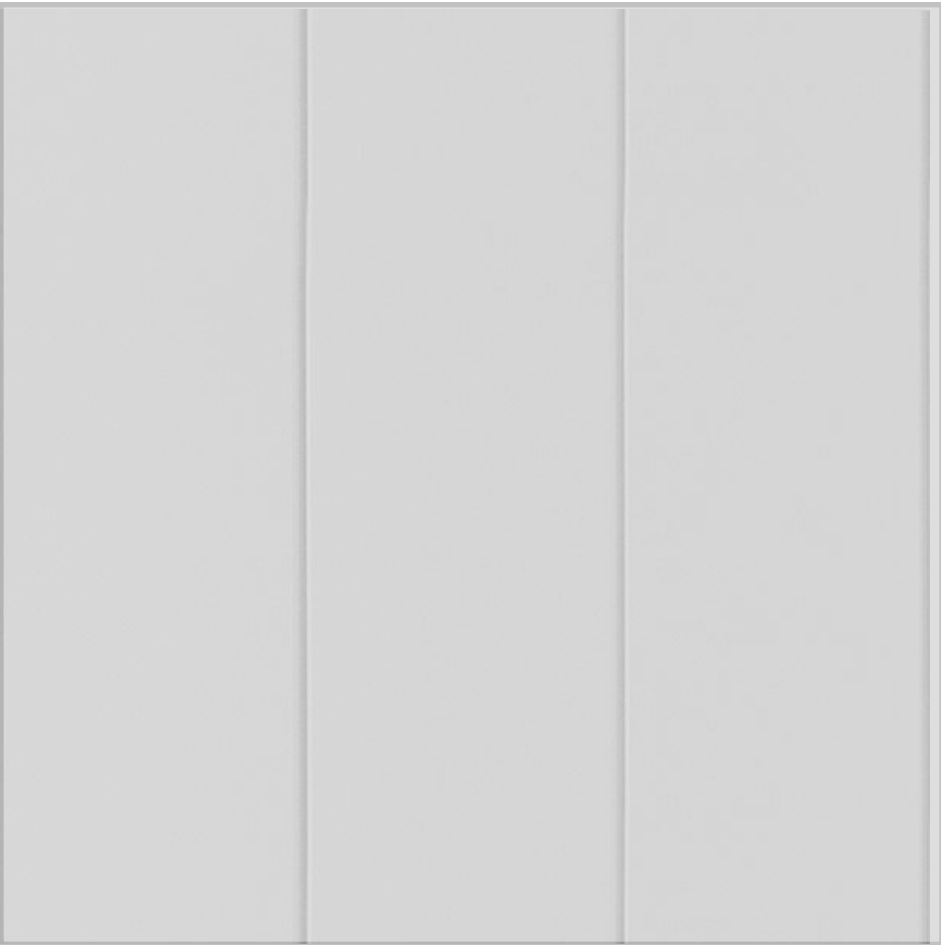
STAMP:

STORE INFORMATION
SPROUTS FARMERS MARKET
#0337
SWC ALAMEDA & CHAMBERS
AURORA, CO
PRELIMINARY
PREMISES ELEVATION AND TENANT'S BUILDING
AND SITE SIGNAGE

DATE: 12-13-2024
DRAWN BY: LK
CHECKED BY: NC
SCALE: AS NOTED
BUILD TYPE: NBTS
VERSION: V6.2.2
ARCHITECT PROJECT #: 2021.0160
SHEET: C-1C

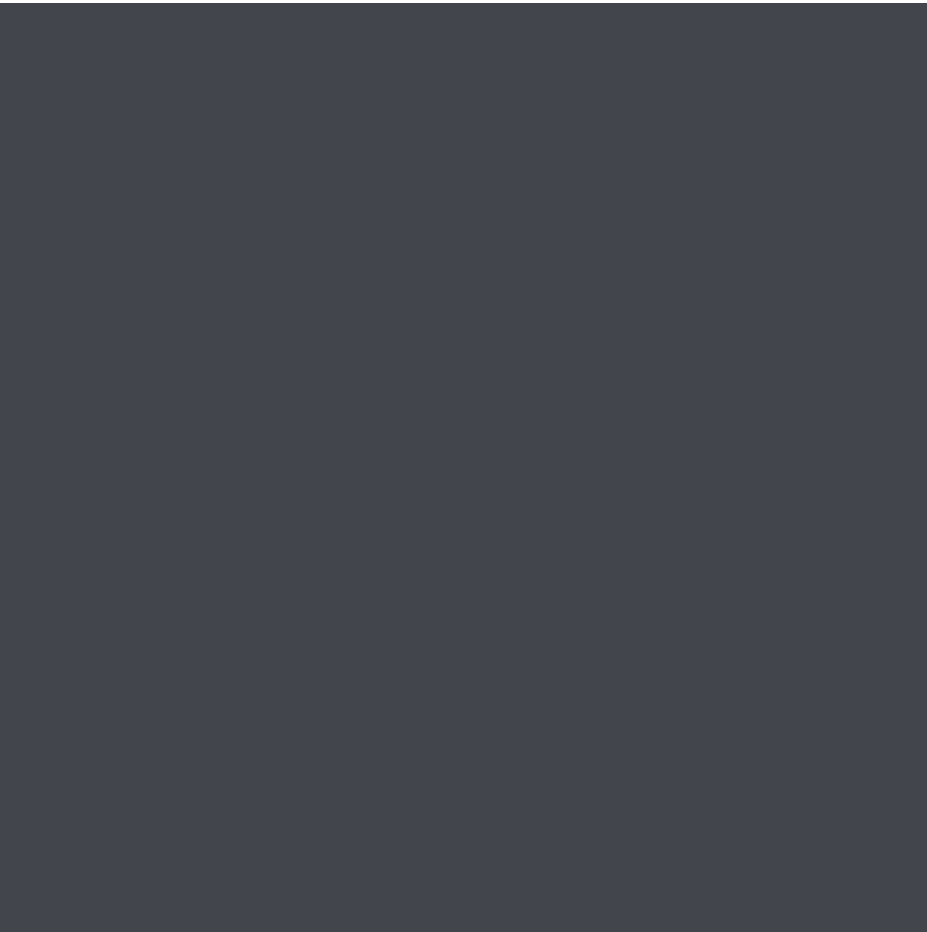
0337 AURORA CO NBTS/EXHIBIT ELEVATION

MATERIAL PALLET



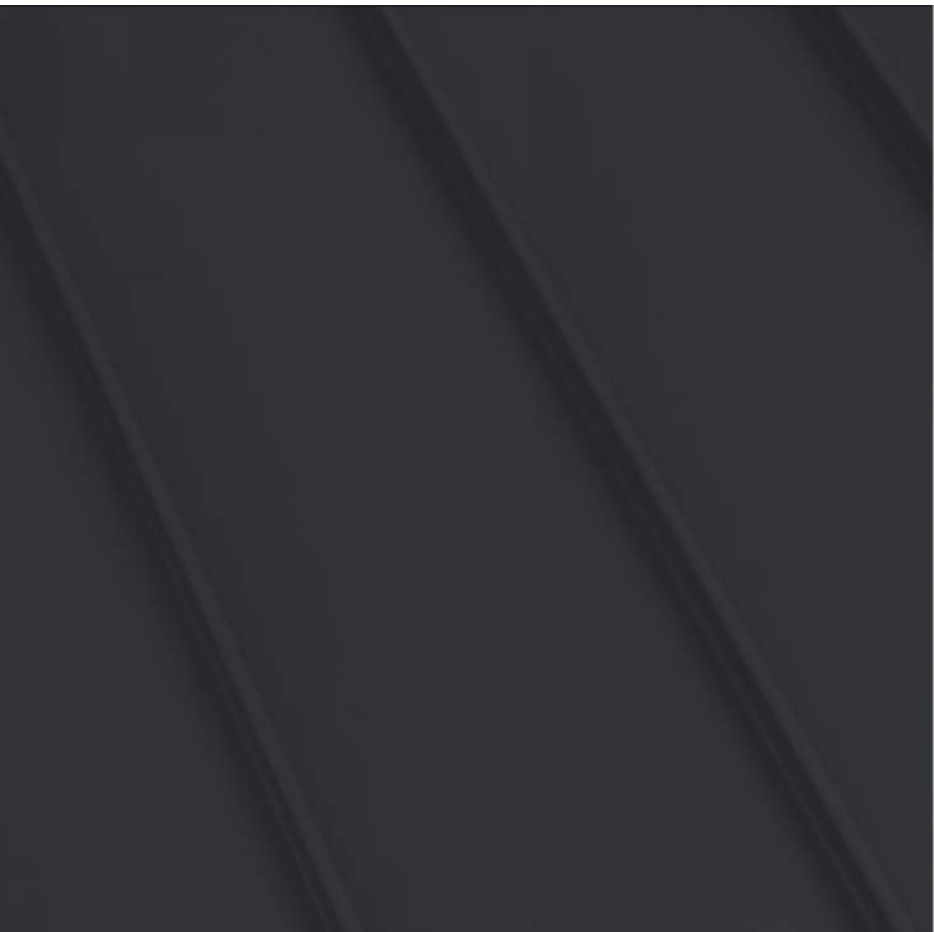
Siding

Nichiha
Latura V-Groove
Dimension Series
Painted DE W382
"Faded Grey"



Paint

DE 6336 "Stargazing"
at Fascia and Steel



Metal Roofing

Painted DE 6336
"Stargazing"



CMU

Smooth Face CMU
Integral Color
Precision Opal



CMU

Smooth Face CMU
Integral Color
Precision Huntington Grey



Paint

DET618 "Industrial Age"



CMU

Smooth Face CMU
Integral Color
Precision Aspen



Brick Veneer

Eldorado Stone
Tundra Brick
"Ironside"



Sill

Coronado Stone
900 Series
"Grey"

NOTE: ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

SPROUTS

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REVISION:

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COMMENT RESPONSE - 08/24/2023

STAMP:

STORE INFORMATION

SPROUTS FARMERS MARKET

#0337

SWC ALAMEDA & CHAMBERS

AURORA, CO

PRELIMINARY

PREMISES ELEVATION AND TENANT'S BUILDING AND SITE SIGNAGE

DATE:

12-13-2024

DRAWN BY:

LK

CHECKED BY:

NC

SCALE:

AS NOTED

BUILD TYPE:

NBTS

STORE VERSION:

V6.2.2

ARCHITECT PROJECT #:

2021.0160

SHEET:

C-1D

Luminaire Schedule					
Qty	Description	Tag	LF	Luminaire Lumens	Mounting Height
10	PBL14L100MM-G2-3-UV	SL4	1000	400	4
2	SCALE-40 OUTDOOR WALL SCONCE	DW1	0.950	2050	8
3	9007_V8_UTMS_K09-PT_LED_30K	SL3	0.950	7472	14
6	EX STREET LT	EX	0.950	17447	30
3	GLEON-8A3B-740-U-SL3	SL2	0.950	17447	23
12	GLEON-8A3B-740-U-4TW	SL1	0.950	17524	23
22	DDCM40059NF-DDC04TR4WH	LD1	0.950	2050	12
21	WEDGE LED P1 40K 80CR VF	M1	0.950	1227	10, 15, 17

Calculation Summary					
Label	Avg	Min	Max	MaxMin	
BACK WALKWAY	2.04	10.1	0.3	33.67	
DOCK AREA	1.96	8.1	0.3	27.05	
FRONT WALKWAY	18.89	33.4	1.9	43.89	
MAIN PARKING	3.81	12.8	0.7	18.00	
PROPERTY LINE	0.75	3.4	0.0	N/A	
Site Walkway	4.81	12.0	0.3	40.00	
Site Accessible Route	3.92	8.0	1.5	5.33	
Site Accessible Route 2	4.97	12.8	0.7	18.29	
Site Accessible Route	5.71	36.7	1.5	37.80	
Site Accessible Route 2	3.91	12.8	0.7	18.29	

- SITE ELECTRICAL GENERAL NOTES:**
- REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. COORDINATE THE FINAL LOCATION OF ALL SITE LIGHTING POLES, SIGNAGE, UNDERGROUND UTILITIES, CONDUITS, CIRCUITRY, TRANSFORMERS AND OTHER EQUIPMENT WITH CIVIL DRAWINGS, LANDSCAPING DRAWINGS AND OWNER PRIOR TO INSTALLATION.
 - THE SITE LIGHTING IS DESIGNED TO MEET THE FOLLOWING CRITERIA EXCEPT WHERE LIMITED BY SITE CONSTRAINTS AND LOCAL REQUIREMENTS:
 - AVG MAINTAINED HORIZONTAL ILLUMINATION LEVEL AT FINISHED GRADE NO LESS THAN 4 FC AT THE PARKING AREAS.
 - MINIMUM MAINTAINED HORIZONTAL ILLUMINATION LEVEL AT FINISHED GRADE OF 0.5 FC AT ALL PAVED PARKING AND WALKING SURFACES.
 - PHOTOMETRIC CALCULATION GRID SHALL NOT EXCEED A 5' X 5' SPACING.
 - THE TOTAL LIGHT LOSS FACTOR USED FOR THE CALCULATIONS SHALL BE .95 OF INITIAL LUMEN OUTPUT FOR LED SOURCES.
 - MAXIMUM LUMINAIRE MOUNTING HEIGHT (INCLUDING POLE AND BASE) OF 20' ABOVE FINISHED GRADE.
 - LIGHT SPILLOVER ONTO ADJACENT PROPERTIES SHALL NOT EXCEED 0.1 FC MEASURED ON ABUTTING PROPERTIES 10' AWAY FROM PROPERTY LINE, EXCEPT WHERE ADJACENT TO WALKWAYS, DRIVEWAYS, PUBLIC, AND PRIVATE STREETS.
 - ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.1 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 (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE PUBLIC WAY.

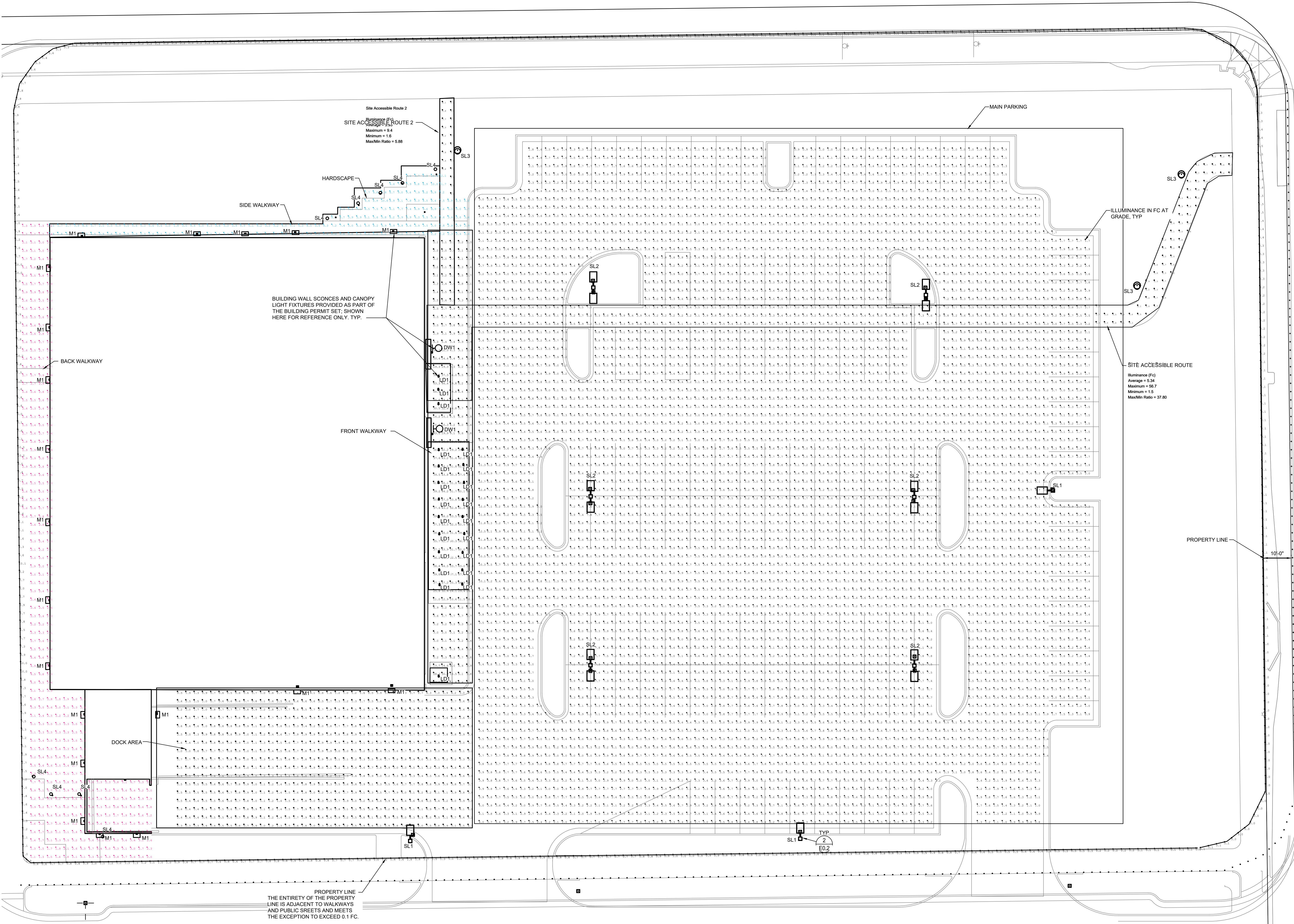
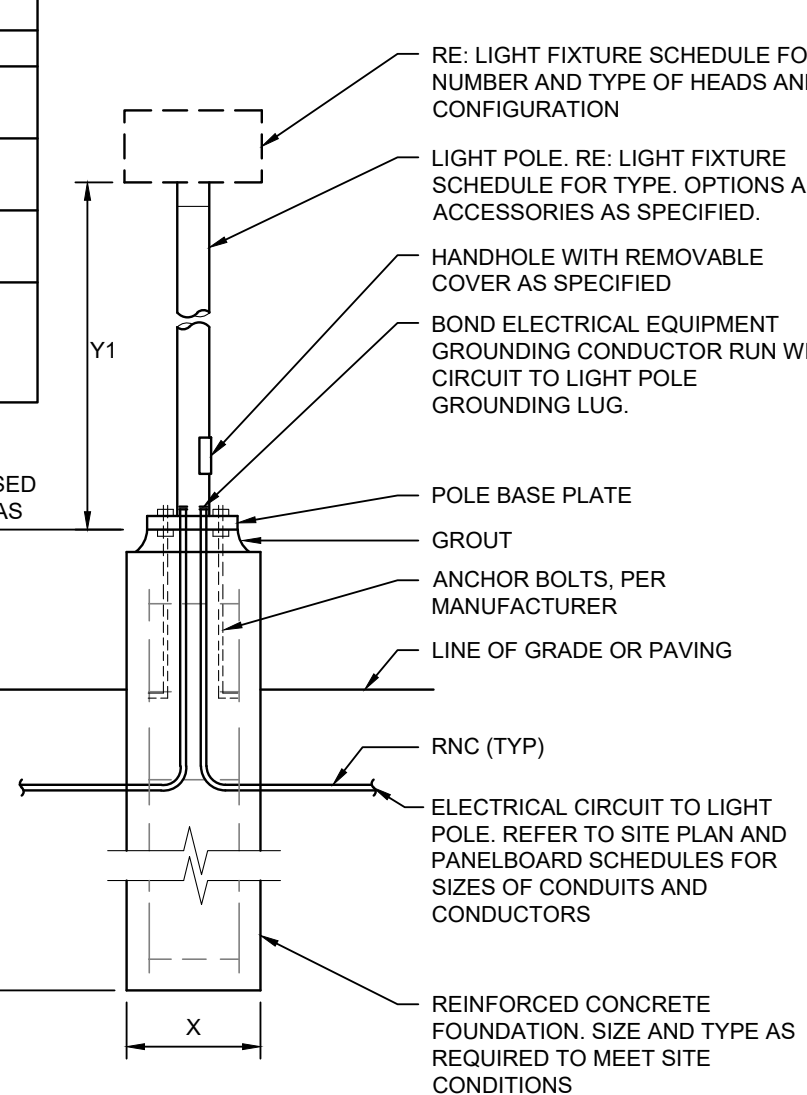





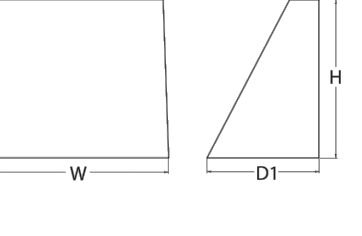


TABLE OF DIMENSIONS*	
X	POLE HEIGHT < 16' = 1'-6"
Y1	POLE HEIGHT > 16' = 2'-0"
Y2	REFER TO LIGHT FIXTURE SCHEDULE FOR POLE HEIGHT
Y3	VEHICULAR AREAS - 3'-0"
Y1	1/4 OF POLE HEIGHT Y1

* NOTE: ALL DIMENSIONS ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.

POLE FOUNDATION SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL OR CIVIL ENGINEER LICENSED IN THE PROJECT STATE AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS.



<h1>WDGE1 LED</h1> <h2>Architectural Wall Sconce</h2> <div>      </div>				<div> <div>Catalog Number</div> <div> <div> <div> <div></div> <div></div> </div> </div> </div> </div>																																																											
<h3>Specifications</h3> <p> Depth (D1) 1.5" Height (H1) 5.5" Width (W1) 9" Weight 9.7 lbs Material Polycarbonate Finish White </p>				<div> <div>  </div> </div>																																																											
<h3>WDGE1 LED Family Overview</h3>				<p>Introduction</p> <p>The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need and a widely accepted shade that blends with any architecture. The clean, minimalist design comes in four sizes with lumen packages ranging from 1,200 to 26,000 lumens, providing total site-wide solution.</p> <p>WDGE1 delivers up to 2,000 lumens with a soft, non-glared light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.</p>																																																											
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<h3>Accessories</h3> <p> EMERGENCY BATTERY BACKUP (S1) - 12V 100mAh (S2) - 12V 200mAh (S3) - 12V 400mAh (S4) - 12V 800mAh (S5) - 12V 1600mAh (S6) - 12V 3200mAh (S7) - 12V 6400mAh (S8) - 12V 12800mAh (S9) - 12V 25600mAh (S10) - 12V 51200mAh (S11) - 12V 102400mAh (S12) - 12V 204800mAh (S13) - 12V 409600mAh (S14) - 12V 819200mAh (S15) - 12V 1638400mAh (S16) - 12V 3276800mAh (S17) - 12V 6553600mAh (S18) - 12V 13107200mAh (S19) - 12V 26214400mAh (S20) - 12V 52428800mAh (S21) - 12V 104857600mAh (S22) - 12V 209715200mAh (S23) - 12V 419430400mAh (S24) - 12V 838860800mAh (S25) - 12V 1677721600mAh (S26) - 12V 3355443200mAh (S27) - 12V 6710886400mAh (S28) - 12V 13421772800mAh (S29) - 12V 26843545600mAh (S30) - 12V 53687091200mAh (S31) - 12V 107374182400mAh (S32) - 12V 214748364800mAh (S33) - 12V 429496729600mAh (S34) - 12V 858993459200mAh (S35) - 12V 1717986918400mAh (S36) - 12V 3435973836800mAh (S37) - 12V 6871947673600mAh (S38) - 12V 13743895347200mAh (S39) - 12V 27487790694400mAh (S40) - 12V 54975581388800mAh (S41) - 12V 109951162777600mAh (S42) - 12V 219902325555200mAh (S43) - 12V 439804651110400mAh (S44) - 12V 879609302220800mAh (S45) - 12V 1759218604441600mAh (S46) - 12V 3518437208883200mAh (S47) - 12V 7036874417766400mAh (S48) - 12V 14073748835532800mAh (S49) - 12V 28147497671065600mAh (S50) - 12V 56294995342131200mAh (S51) - 12V 112589990684262400mAh (S52) - 12V 225179981368524800mAh (S53) - 12V 450359962737049600mAh (S54) - 12V 900719925474099200mAh (S55) - 12V 1801439850948198400mAh (S56) - 12V 3602879701896396800mAh (S57) - 12V 7205759403792793600mAh (S58) - 12V 14411518807585587200mAh (S59) - 12V 28823037615171174400mAh (S60) - 12V 57646075230342348800mAh (S61) - 12V 115292150460684697600mAh (S62) - 12V 230584300921369395200mAh (S63) - 12V 461168601842738790400mAh (S64) - 12V 922337203685477580800mAh (S65) - 12V 1844674407370955161600mAh (S66) - 12V 3689348814741910323200mAh (S67) - 12V 7378697629483820646400mAh (S68) - 12V 14757395258967641292800mAh (S69) - 12V 29514790517935282585600mAh (S70) - 12V 59029581035870565171200mAh (S71) - 12V 118059162071741130342400mAh (S72) - 12V 236118324143482260684800mAh (S73) - 12V 472236648286964521369600mAh (S74) - 12V 944473296573929042739200mAh (S75) - 12V 1888946593147858085478400mAh (S76) - 12V 3777893186295716170956800mAh (S77) - 12V 7555786372591432341913600mAh (S78) - 12V 15111572745182864683827200mAh (S79) - </p>																																																															

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