CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

PROLOGIS PARK 70
FILING NO. 12
SITE PLAN
A PORTION OF THE WEST HALF OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 36 AND A PART OF CENTURY 21 SUBDIVISION RECORDED IN FILE 13 AT MAP 6, RECEPTION NO. 948632. OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER SITUATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 36 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36 TO BEAR SOUTH 00°16'44" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 08°11'53" EAST, A DISTANCE OF 281.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PICADILLY ROAD AS DESCRIBED IN THE WARRANTY DEED RECORDED AT RECEPTION NO. 2014000045068 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING;**

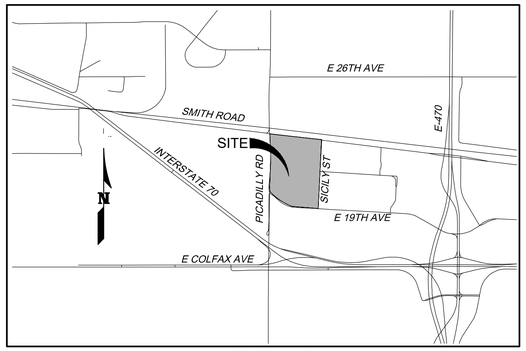
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
1) NORTH 04°05'36" EAST A DISTANCE OF 211.61 FEET TO A POINT OF CURVATURE;
2) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°02'31", A RADIUS OF 301.00 FEET, AN ARC LENGTH OF 47.50 FEET AND A CHORD THAT BEARS NORTH 08°36'52" EAST A DISTANCE OF 47.45 FEET TO A POINT OF CURVATURE;
3) ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°51'23", A RADIUS OF 378.50 FEET, AN ARC LENGTH OF 84.93 FEET AND A CHORD THAT BEARS NORTH 06°42'26" EAST A DISTANCE OF 84.75 FEET;
4) NORTH 00°16'44" EAST A DISTANCE OF 677.77 FEET TO THE SOUTH CORNER OF A PARCEL DESCRIBED IN EXHIBIT B OF RULE AND ORDER RECORDED AT RECEPTION NO. 2021000129194 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE ALONG THE EAST LINE OF SAID ~~EXHIBIT B~~ THE FOLLOWING FIVE (5) COURSES:
1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°38'55", A RADIUS OF 1,069.00 FEET, AN ARC LENGTH OF 12.10 FEET AND A CHORD THAT BEARS NORTH 01°57'14" EAST A DISTANCE OF 12.10 FEET;
2) NORTH 01°37'46" EAST A DISTANCE OF 55.58 FEET;
3) NORTH 00°18'12" EAST A DISTANCE OF 148.30 FEET;
4) NORTH 13°29'01" EAST A DISTANCE OF 50.28 FEET;
5) NORTH 00°22'26" EAST A DISTANCE OF 13.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST SMITH ROAD AS DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. C1108028 OF SAID RECORDS;
THENCE SOUTH 83°29'29" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,325.45 FEET TO A POINT OF CURVATURE AND THE WEST RIGHT-OF-WAY LINE OF SICILY ROAD AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2014000052114 OF SAID RECORDS;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°14'16", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.63 FEET AND A CHORD THAT BEARS SOUTH 40°22'21" EAST A DISTANCE OF 34.18 FEET;
2) SOUTH 02°44'47" WEST A DISTANCE OF 1,782.76 FEET TO A POINT OF CURVATURE;
3) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'10", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET AND A CHORD THAT BEARS SOUTH 47°44'52" WEST A DISTANCE OF 35.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 19TH AVENUE AS RECORDED AT SAID RECEPTION NO. 2014000052114;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1) NORTH 87°15'03" WEST A DISTANCE OF 572.03 FEET TO A POINT OF CURVATURE;
2) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°15'35", A RADIUS OF 703.00 FEET, AN ARC LENGTH OF 518.51 FEET AND A CHORD THAT BEARS NORTH 66°07'16" WEST A DISTANCE OF 506.84 FEET TO A POINT OF CURVATURE;
3) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°10'34", A RADIUS OF 958.06 FEET, AN ARC LENGTH OF 19.66 FEET AND A CHORD THAT BEARS NORTH 45°06'17" WEST A DISTANCE OF 19.66 FEET TO THE EAST CORNER OF A PARCEL DESCRIBED IN EXHIBIT A OF RULE AND ORDER RECORDED AT RECEPTION NO. 2021000129194 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE NORTH 39°23'54" WEST ALONG THE NORTHEAST LINE OF SAID EXHIBIT A A DISTANCE OF 360.16 FEET TO THE NORTH CORNER OF SAID EXHIBIT A, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF PICADILLY ROAD DEDICATED BY CENTURY 21 SUBDIVISION RECORDED IN FILE 13 AT MAP 6 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE NORTH 00°02'26" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 157.21 FEET TO THE **POINT OF BEGINNING**;
SAID PARCEL CONTAINS AN AREA OF 2,388,550 SQUARE FEET, OR 54.834 ACRES, MORE OR LESS.
HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PROLOGIS PARK 70 FILING NO. 12**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Noted.

Check this call. Seems Odd.

Changed to "Rule and Order"



VICINITY MAP
(SCALE 1" = 2000')

Additional roadway improvements may be required pending TIS updates

Noted.

CITY OF AURORA 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. 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 THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2018 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 AMERICANS 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 OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH 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. ARCHITECTURAL FEATURES, (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER 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 SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

CITY OF AURORA SITE PLAN NOTES (CONTINUED):

18. THE 2018 INTERNATIONAL FIRE CODE 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.
19. 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.
20. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2018 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5101 TO 9-5-106).
21. 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 PHOTOMETRICS 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 SUBMITTING 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.

PROJECT DATA (BLDG. 16 - BLDG. 19):

LAND AREA OF DEVELOPED PARCEL	2,388,550 SF / 54.834 AC
NUMBER OF STORIES	1 STORY
ACTUAL HEIGHT OF BUILDINGS	40' - 0"
PERMITTED BUILDING HEIGHT	100' - 0"
BUILDINGS	
BUILDING 16 AREA	127,685 SF
BUILDING 17 AREA	323,967 SF
BUILDING 18 AREA	365,457 SF
BUILDING 19 AREA	180,609 SF
FIRE SPRINKLERING	FULLY SPRINKLERED
TOTAL BUILDING COVERAGE	997,718 SF - 41.77%
HARD SURFACE AREA	1,065,334 SF - 44.60%
LANDSCAPE AREA	325,498 SF - 13.63%
PROPOSED USES	COMMERCIAL
2018 IBC CONSTRUCTION TYPE	II-B
PRESENT ZONING CLASSIFICATION	E-470 INDUSTRIAL / OFFICE FLEX
PARKING CALCULATIONS:	
TOTAL REQUIRED STANDARD SPACES:	**906 SPACES**
BREAKOUT OF REQUIRED SPACES	
TOTAL PARKING SPACES PROVIDED:	**906 SPACES**
ACCESSIBLE SPACES REQUIRED:	**26 SPACES**
ACCESSIBLE SPACES PROVIDED:	**28 SPACES**
VAN ACCESSIBLE SPACES REQUIRED:	**6 SPACES**
VAN ACCESSIBLE SPACES PROVIDED:	**6 SPACES**
BICYCLE SPACES REQUIRED:	**45 SPACES**
BICYCLE SPACES PROVIDED:	**52 SPACES**

OWNER/DEVELOPER:
PROLOGIS
1800 WAZEE ST. SUITE 500
DENVER, CO 80202
TOM MARTIN
PH: 510.661.4032

GENERAL CONTRACTOR:
TBD

ARCHITECT:
WARE MALCOMB
900 SOUTH BROADWAY, STE. 320
DENVER, CO 80209
STEVE SMITH
PH: 303.689.1517

SURVEYOR:
WARE MALCOMB
900 SOUTH BROADWAY, STE. 320
DENVER, CO 80209
JUSTIN SCHEITLER
PH: 720.709.5132

CIVIL ENGINEER:
WARE MALCOMB
900 SOUTH BROADWAY, STE. 320
DENVER, CO 80209
TED SWAN, P.E.
PH: 303.561.3333

ELECTRICAL ENGINEER:
AE DESIGN
1900 WAZEE ST. SUITE 205
DENVER, CO 80202
ERIC REITAN
PH: 303.296.4443

LANDSCAPE ARCHITECT:
MEURAN DESIGN GROUP, LLC
700 COLORADO BLVD. SUITE 131
DENVER, CO 80206
KERRY SMEESTER
PH: 303.512.0549

LEGAL DESCRIPTION: SEE THIS SHEET

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, _____ AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED.

THIS _____ DAY OF _____ AD. _____.

BY:_____
TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO

COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, ON _____, 20___, BY _____ IN HIS CAPACITY AS AUTHORIZED SIGNATORY OF _____, WITNESS MY HAND AND OFFICIAL SEAL.

_____ NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS:

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ___M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____.

FILE: _____

PAGE NO.: _____

RECEPTION NO.: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE:

PLANNING DIRECTOR: _____ DATE:

PLANNING COMMISSION: _____ DATE:

CITY COUNCIL: _____ DATE:

ATTEST: _____ DATE:

DATABASE APPROVAL: _____ DATE:

SHEET NO.

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3-8	OF 48
9-14	OF 48
15-20	OF 48
21	OF 48
22-27	OF 48
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29-30	OF 48
31-33	OF 48
34-36	OF 48
37-38	OF 48
39-47	OF 48
48	OF 48

SHEET INDEX

COVER SHEET
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SITE PLAN
GRADING PLAN
UTILITY PLAN
LANDSCAPE NOTES & CALCULATIONS
LANDSCAPE PLAN
LANDSCAPE PLANT LIST & DETAILS
BUILDING 16 ELEVATIONS
BUILDING 17 ELEVATIONS
BUILDING 18 ELEVATIONS
BUILDING 19 ELEVATIONS
PHOTOMETRIC SITE PLAN
PHOTOMETRIC DETAILS

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PROLOGIS PARK 70
FILING NO. 12
SITE PLAN
COVER SHEET & NOTES

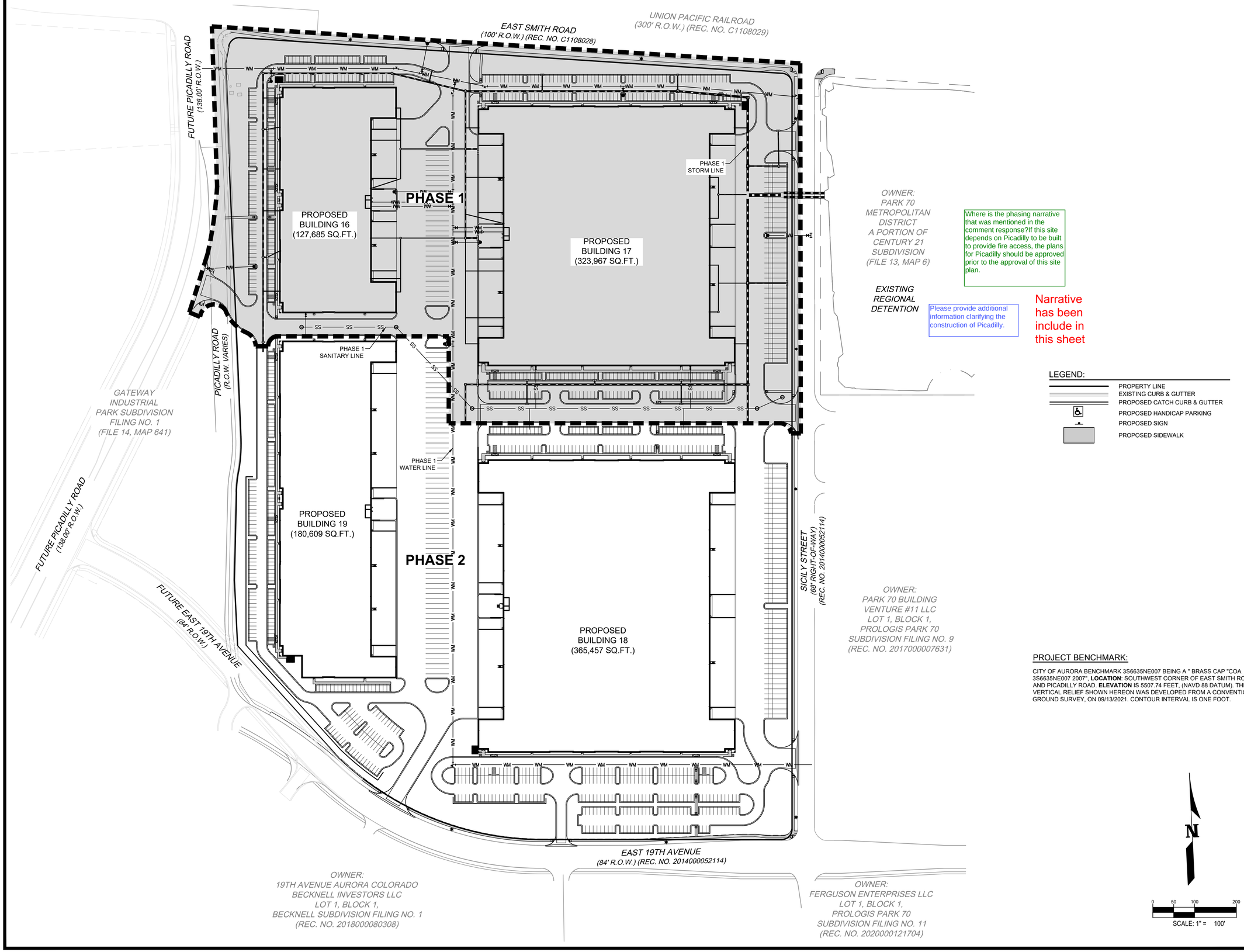
NO.	DATE	REMARKS
1	02/25/2022	1ST SUBMITTAL
2	06/21/2022	2ND SUBMITTAL
3	08/22/2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	8/15/2022

SHEET
01
Sheet 01 of 48

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT A REDUCED PRINT



PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S6635NE007 BEING A " BRASS CAP "COA 3S6635NE007 2007", **LOCATION**: SOUTHWEST CORNER OF EAST SMITH ROAD AND PICADILLY ROAD. **ELEVATION** IS 5507.74 FEET, (NAVD 88 DATUM). THE VERTICAL RELIEF SHOWN HEREON WAS DEVELOPED FROM A CONVENTIONAL GROUND SURVEY, ON 09/13/2021. CONTOUR INTERVAL IS ONE FOOT.

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PROLOGIS PARK 70 FILING NO. 12

SITE PLAN

PHASING PLAN

NO	DATE	REMARKS
1	02/25/2022	1ST SUBMITTAL
2	06/21/2022	2ND SUBMITTAL
3	08/22/2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	8/15/2022

SHEET 02

Sheet 02 of 48

NOT FOR CONSTRUCTION

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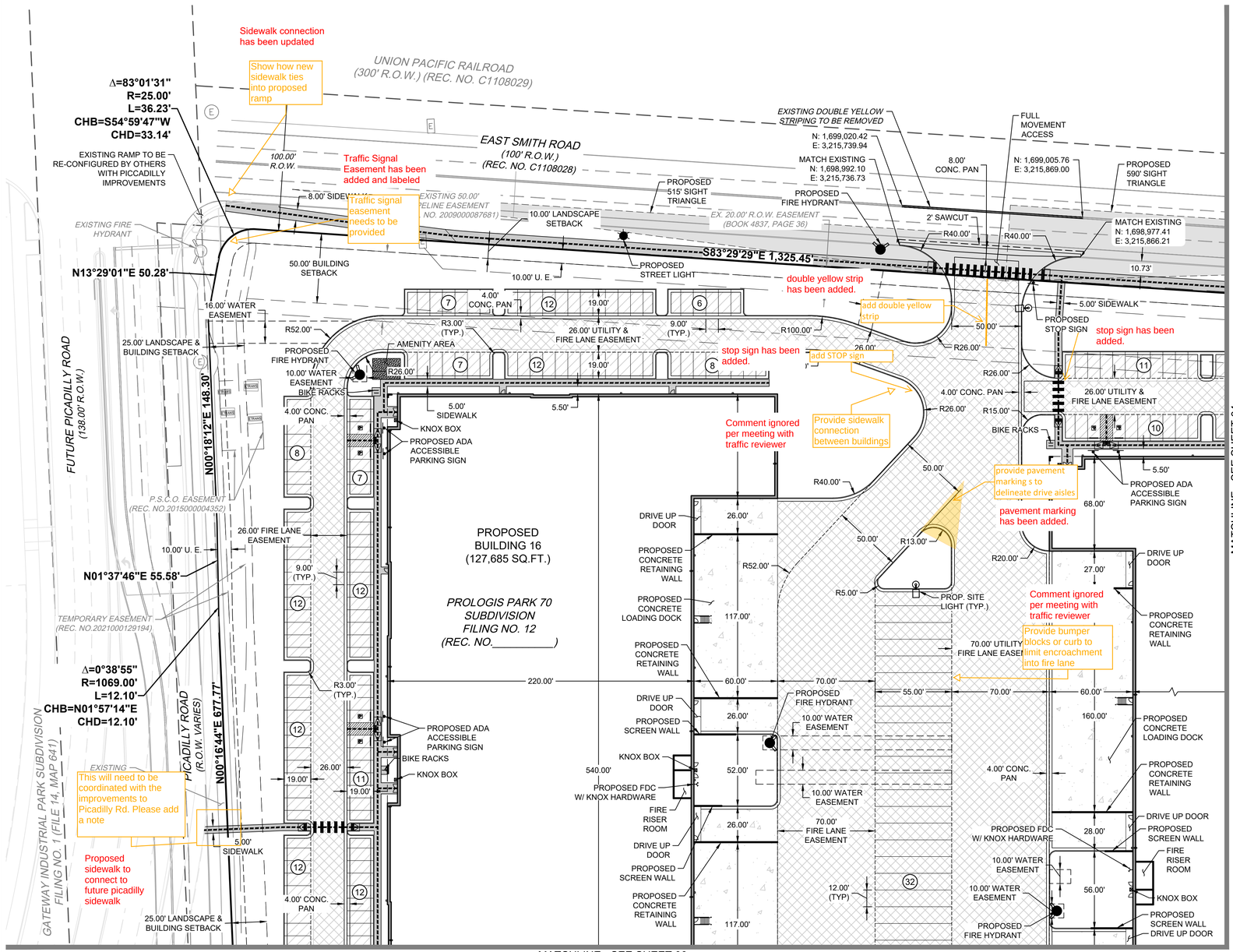
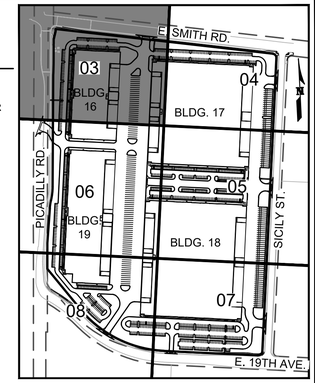
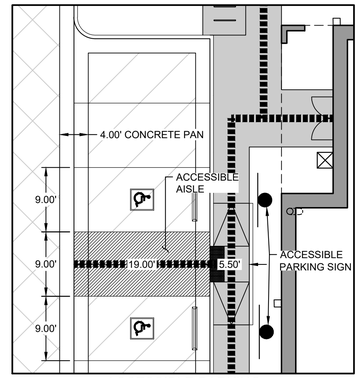


LEGEND:

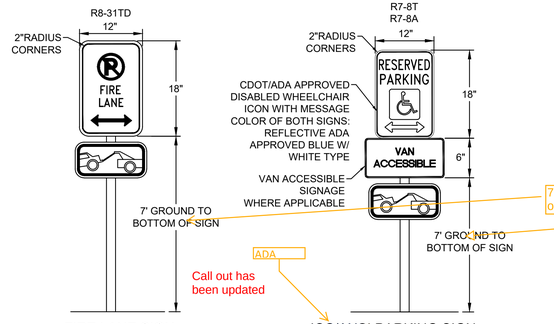
- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB & GUTTER
- PROPOSED HANDICAP PARKING
- PROP. FIRE LANE EASEMENT
- PROP. EASEMENT
- PROP. SETBACK
- EXISTING EASEMENT
- ICC/A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE
- KNOX BOX
- PROPOSED WATER METER
- PROPOSED SIGN
- PROPOSED SIDEWALK
- PROPOSED CONCRETE SECTION PER GEOTECH REPORT
- PROPOSED HEAVY DUTY SECTION PER GEOTECH REPORT
- PROPOSED LIGHT DUTY SECTION PER GEOTECH REPORT
- PARKING COUNT
- SITE LIGHT POLE
- BUILDING LIGHT
- PROPOSED BIKE RACK



KEY MAP
N.T.S.



ACCESSIBLE PARKING
SCALE 1" = 10'



FIRE LANE SIGN
N.T.S.

ICC/ANSI PARKING SIGN
ONE PER SPACE
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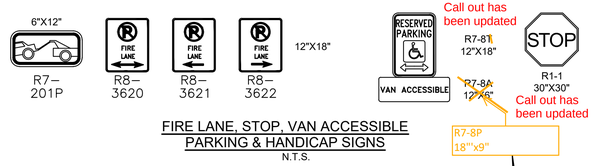
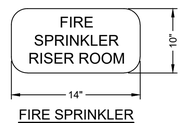
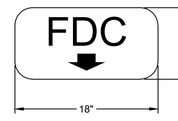


FIRE LANE, STOP, VAN ACCESSIBLE PARKING & HANDICAP SIGNS
N.T.S.



FIRE SPRINKLER RISER ROOM SIGN
N.T.S.



FDC SIGN
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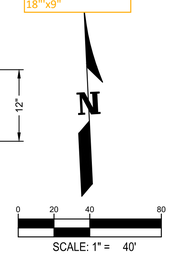

SCALE: 1" = 40'

NOTES:

Smith Road and Picadilly Road and 19th Avenue and Picadilly Road

Notes has been updated.

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PROJECT BENCHMARK:

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4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
5) PAVEMENT THICKNESS PER GEOTECH REPORT.
6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.

FIRE LANE SIGN NOTES:

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.
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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 NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' 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. FIRE HYDRANT SPACING IS BASED ON THE TRAVEL PATH OF A FIRE APPARATUS.

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FOR AND ON BEHALF OF WARE MALCOMB

PROLOGIS PARK 70
FILING NO. 12
SITE PLAN

SITE PLAN

NO	DATE	REMARKS
1	02/25/2022	1ST SUBMITTAL
2	06/21/2022	2ND SUBMITTAL
3	08/22/2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	8/15/2022

SHEET 03
Sheet 03 of 48

NOT FOR CONSTRUCTION

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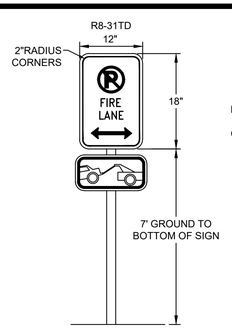
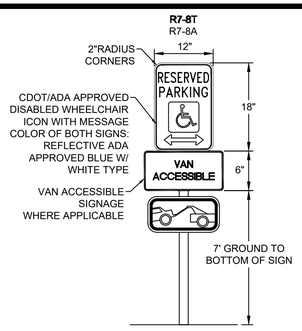
Refer to sheet 3 for comments on signs and notes

Noted.



FIRE LANE SIGN
N.T.S.



ICC/ANSI PARKING SIGN
ONE PER SPACE
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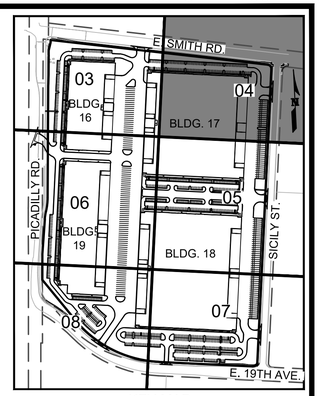
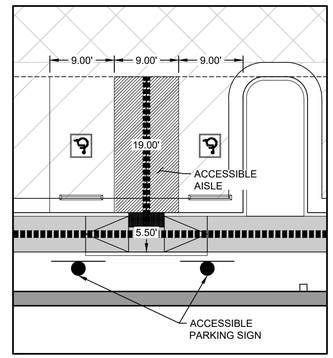
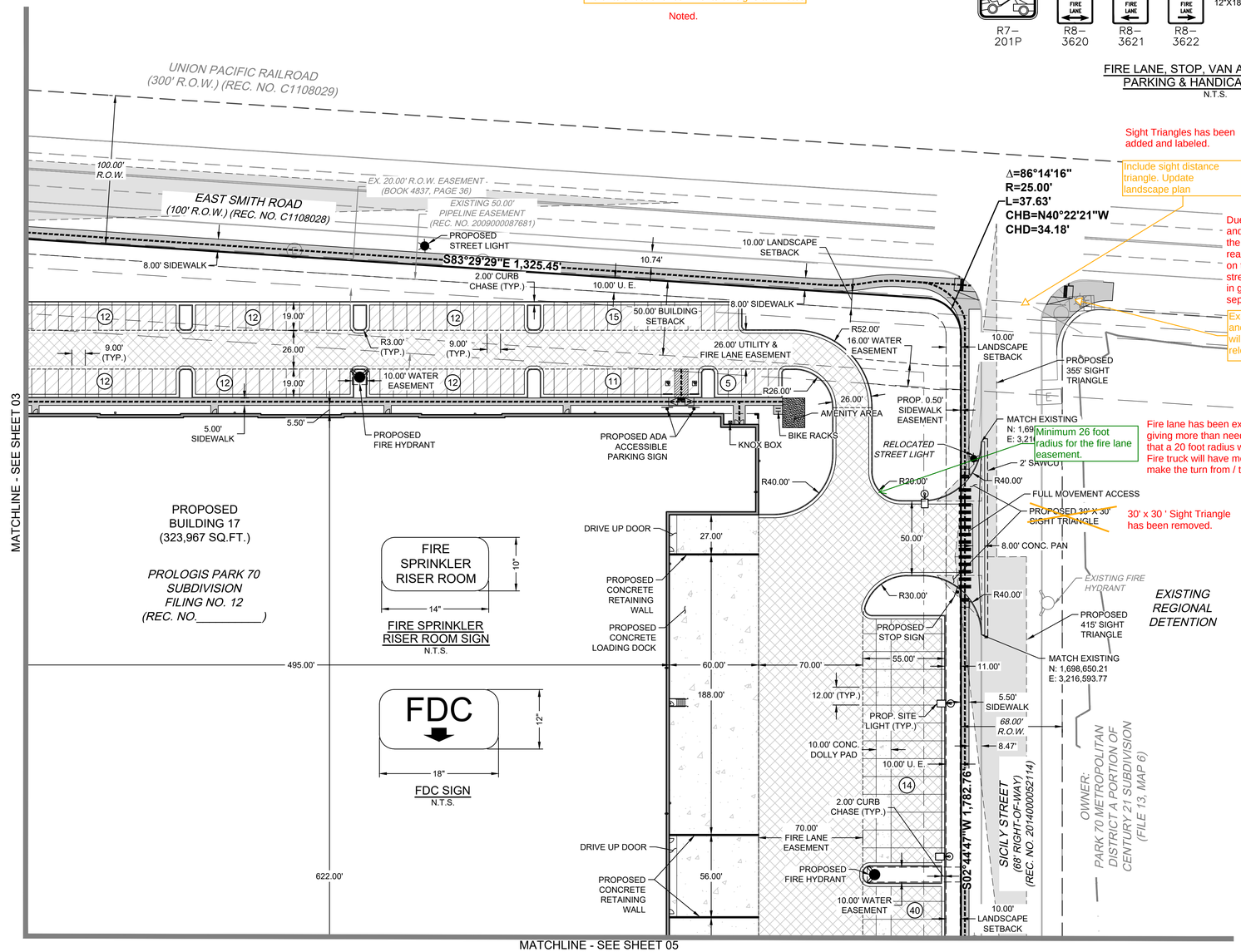


KEY MAP
N.T.S.

FIRE LANE, STOP, VAN ACCESSIBLE PARKING & HANDICAP SIGNS
N.T.S.



ACCESSIBLE PARKING
SCALE 1" = 10'



Sight Triangles has been added and labeled.

Include sight distance triangle. Update landscape plan

Due to the existing utility infrastructure and requirements to relocate these, the applicant does not believe this is a reasonable financial burden to place on the subject property across the street. They are willing to discuss this in greater detail. We'll reach out separately to set up a meeting.

Existing street light and utility infrastructure will need to be relocated

Minimum 26 foot radius for the fire lane easement.

Fire lane has been extended to flowline giving more than needed by code. we believe that a 20 foot radius will not be an issue. Fire truck will have more than enough space to make the turn from / to a 50 feet wide driveway.

30' x 30 ' Sight Triangle has been removed.

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB & GUTTER
- PROPOSED HANDICAP PARKING
- PROP. FIRE LANE EASEMENT
- PROP. EASEMENT
- PROP. SETBACK
- EXISTING EASEMENT
- ICC/A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE
- KNOX BOX
- PROPOSED WATER METER
- PROPOSED SIGN
- PROPOSED SIDEWALK
- PROPOSED CONCRETE SECTION PER GEOTECH REPORT
- PROPOSED HEAVY DUTY SECTION PER GEOTECH REPORT
- PROPOSED LIGHT DUTY SECTION PER GEOTECH REPORT
- PARKING COUNT
- SITE LIGHT POLE
- BUILDING LIGHT
- PROPOSED BIKE RACK

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N

0 20 40 80

SCALE: 1" = 40'

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suite 320
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p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PROLOGIS PARK 70 FILING NO. 12

SITE PLAN

SITE PLAN

NO	DATE	REMARKS
1	02/25/2022	1ST SUBMITTAL
2	06/21/2022	2ND SUBMITTAL
3	08/22/2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	8/15/2022

SHEET 04

Sheet 04 of 48

NOT FOR CONSTRUCTION

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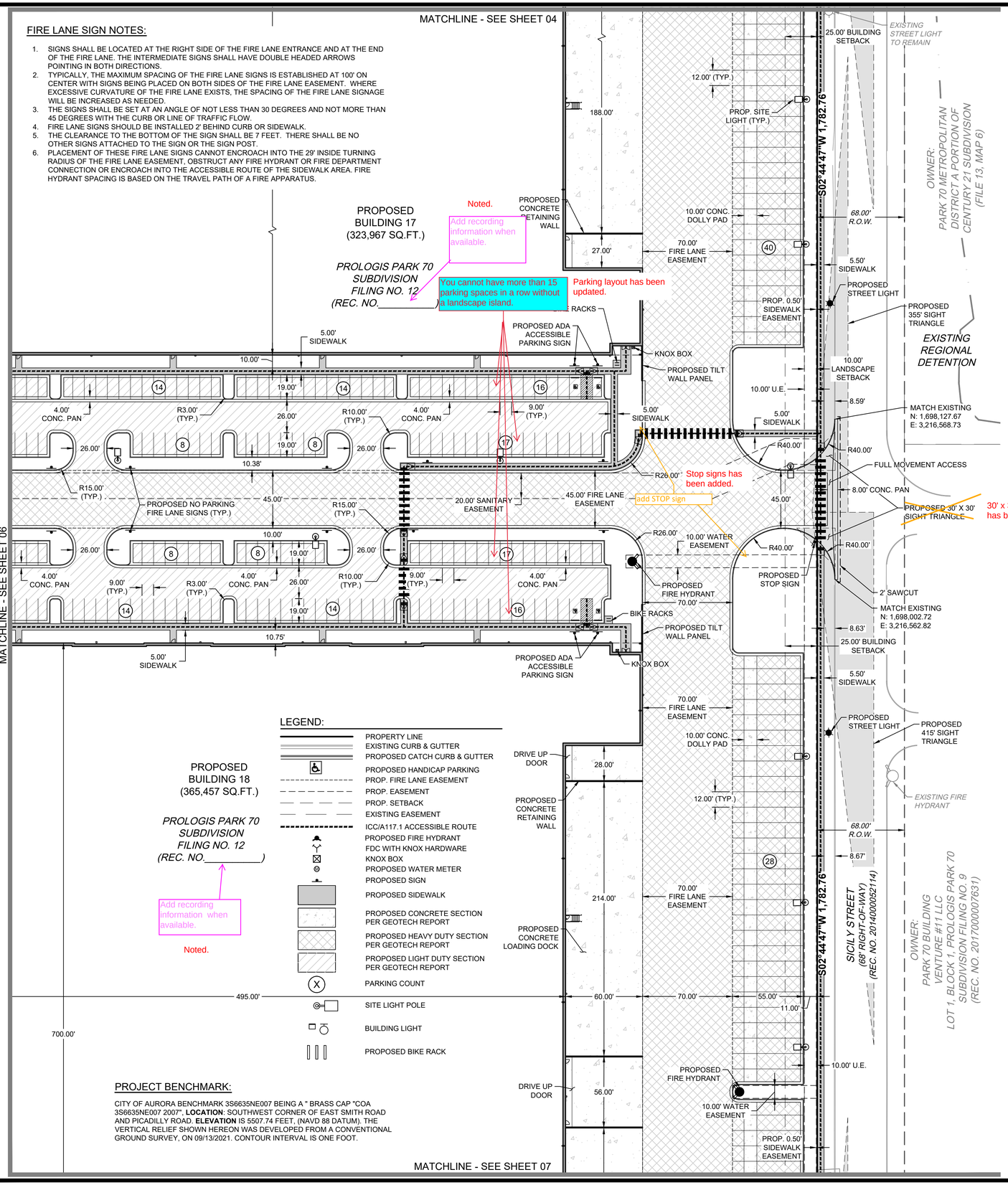

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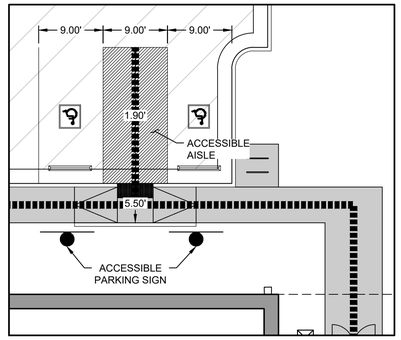

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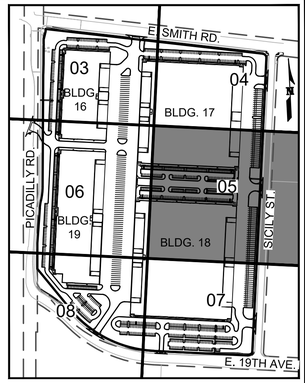
SCALE 1" = 10'



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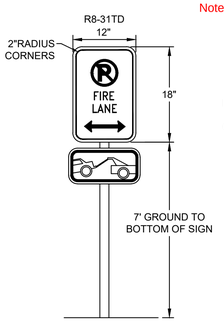

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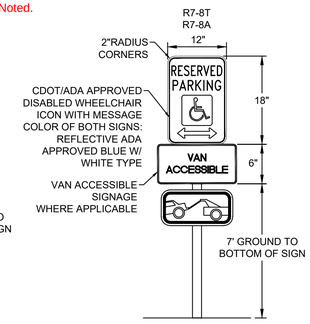

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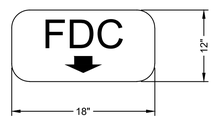

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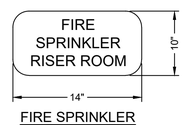

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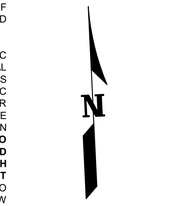

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3	08/22/2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	8/15/2022

PROLOGIS PARK 70 FILING NO. 12

SITE PLAN

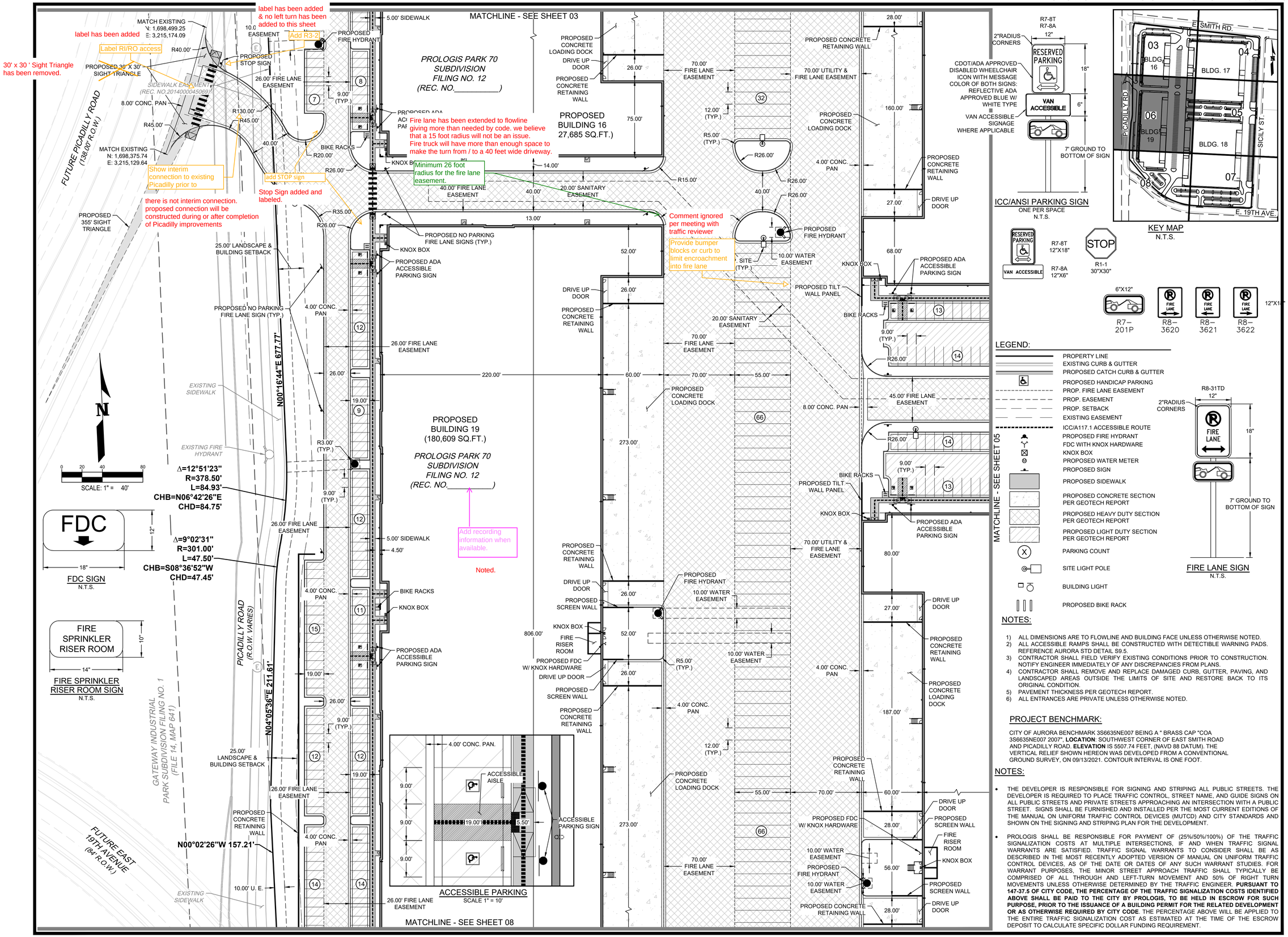
SITE PLAN

SHEET 05

Sheet 05 of 48

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



NOTES:

1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
5) PAVEMENT THICKNESS PER GEOTECH REPORT.
6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S6635NE007 BEING A " BRASS CAP "COA 3S6635NE007 2007", **LOCATION**: SOUTHWEST CORNER OF EAST SMITH ROAD AND PICADILLY ROAD. **ELEVATION** IS 5507.74 FEET, (NAVD 88 DATUM). THE VERTICAL RELIEF SHOWN HEREON WAS DEVELOPED FROM A CONVENTIONAL GROUND SURVEY, ON 09/13/2021. CONTOUR INTERVAL IS ONE FOOT.

NOTES:

- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER 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 SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
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p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

NO	DATE	REMARKS
1	02/25/2022	1ST SUBMITTAL
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SHEET 06
Sheet 06 of 48

PROLOGIS PARK 70 FILING NO. 12
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SITE PLAN

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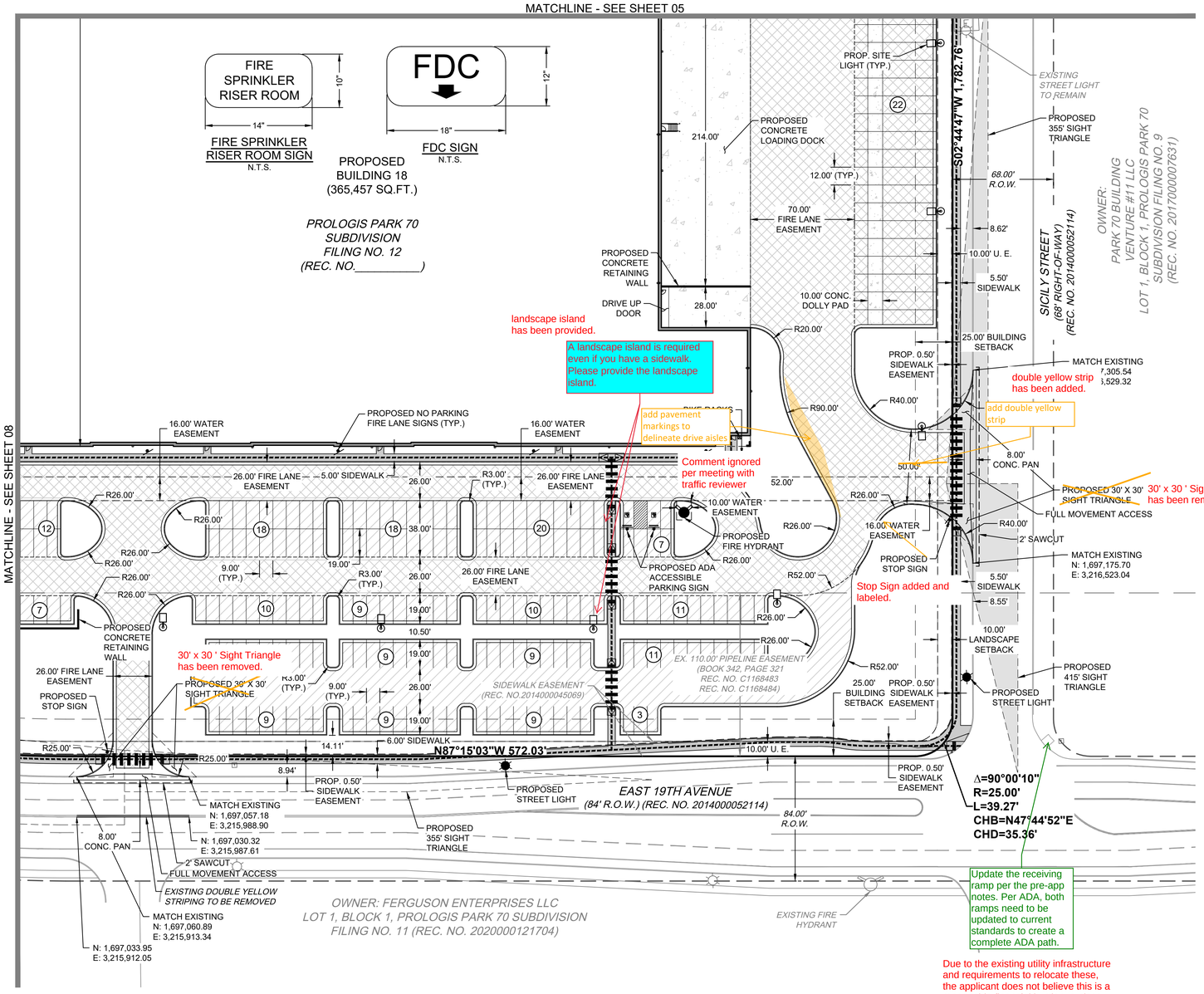

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB & GUTTER
- PROPOSED HANDICAP PARKING
- PROP. FIRE LANE EASEMENT
- PROP. EASEMENT
- PROP. SETBACK
- EXISTING EASEMENT
- ICC/A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE
- KNOX BOX
- PROPOSED WATER METER
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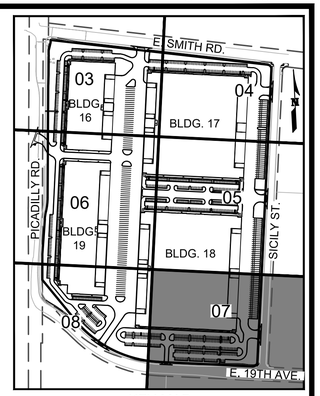
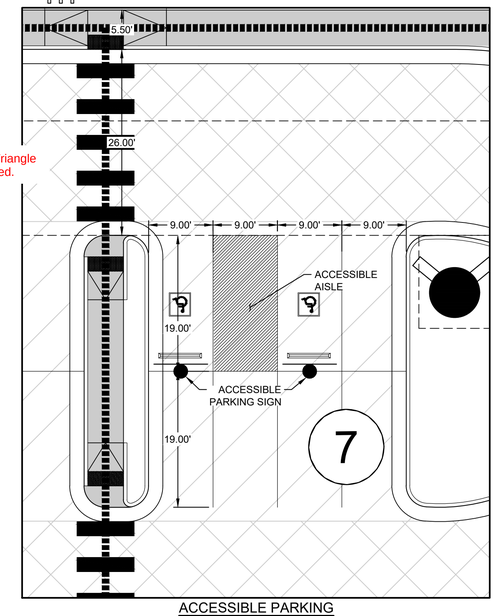
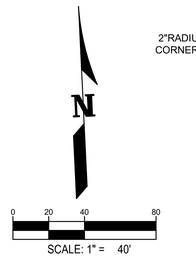
- PROPOSED SIDEWALK
- PROPOSED CONCRETE SECTION PER GEOTECH REPORT
- PROPOSED HEAVY DUTY SECTION PER GEOTECH REPORT
- PROPOSED LIGHT DUTY SECTION PER GEOTECH REPORT
- PARKING COUNT
- SITE LIGHT POLE
- BUILDING LIGHT
- PROPOSED BIKE RACK

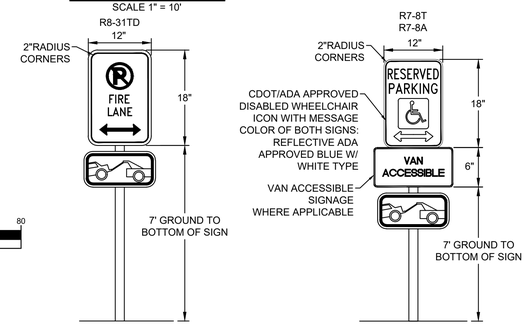


KEY MAP
N.T.S.



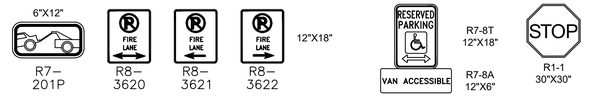
ACCESSIBLE PARKING
SCALE 1" = 10'





FIRE LANE SIGN
N.T.S.

ICC/ANSI PARKING SIGN
ONE PER SPACE
N.T.S.



FIRE LANE, STOP, VAN ACCESSIBLE PARKING & HANDICAP SIGNS
N.T.S.

NOTES:

1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
5) PAVEMENT THICKNESS PER GEOTECH REPORT.
6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S6635NE007 BEING A " BRASS CAP "COA 3S6635NE007 2007", **LOCATION**: SOUTHWEST CORNER OF EAST SMITH ROAD AND PICADILLY ROAD. **ELEVATION** IS 5507.74 FEET, (NAVD 88 DATUM). THE VERTICAL RELIEF SHOWN HEREON WAS DEVELOPED FROM A CONVENTIONAL GROUND SURVEY, ON 09/13/2021. CONTOUR INTERVAL IS ONE FOOT.

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FIRE LANE SIGN NOTES:

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. 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 NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' 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. FIRE HYDRANT SPACING IS BASED ON THE TRAVEL PATH OF A FIRE APPARATUS.

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PROLOGIS PARK 70
FILING NO. 12
SITE PLAN

SITE PLAN

NO.	DATE	REMARKS
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SHEET 07
Sheet 07 of 48

NOT FOR CONSTRUCTION

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FIRE LANE SIGN NOTES:

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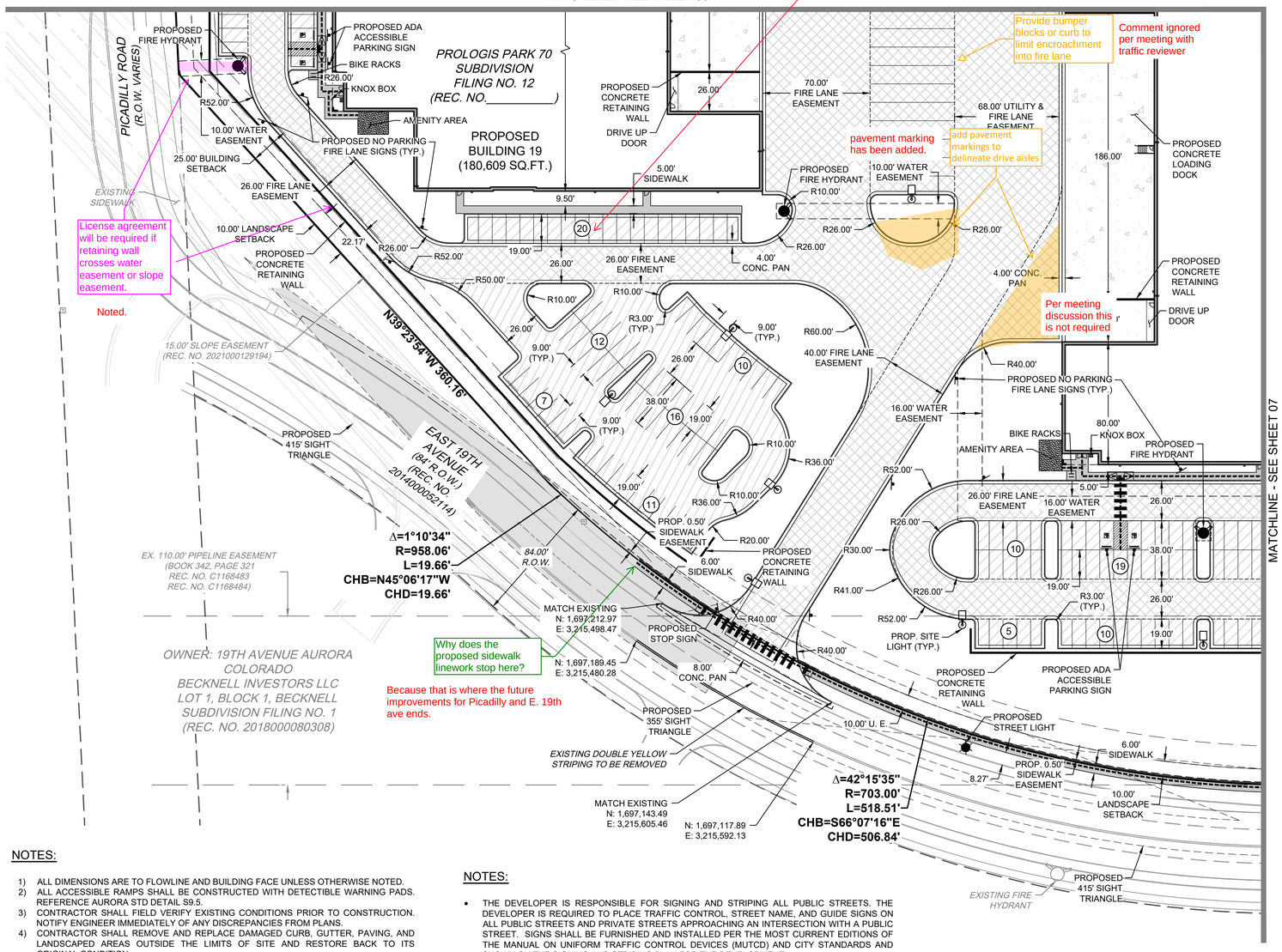
Parking layout has been updated.

You cannot have more than 15 parking spaces in a row without a landscape island.

MATCHLINE - SEE SHEET 06



LEGEND:

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- PROP. FIRE LANE EASEMENT
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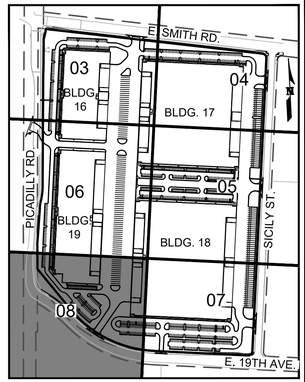
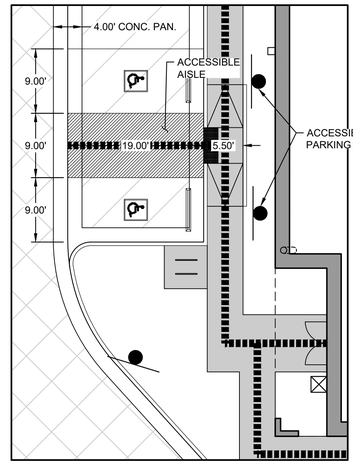
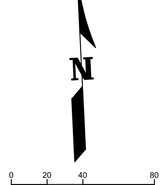


KEY MAP
N.T.S.



ACCESSIBLE PARKING
SCALE 1" = 10'



SCALE: 1" = 40'

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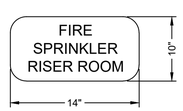
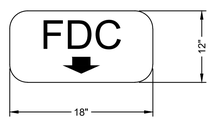
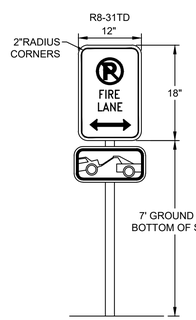


FIRE SPRINKLER RISER ROOM SIGN
N.T.S.

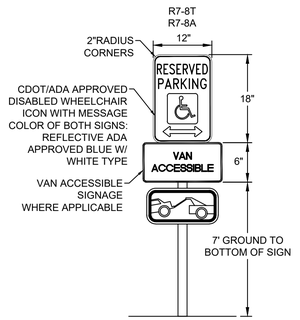


FDC SIGN
N.T.S.

FIRE LANE, STOP, VAN ACCESSIBLE PARKING & HANDICAP SIGNS
N.T.S.



FIRE LANE SIGN
N.T.S.



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SHEET
08
Sheet 08 of 48

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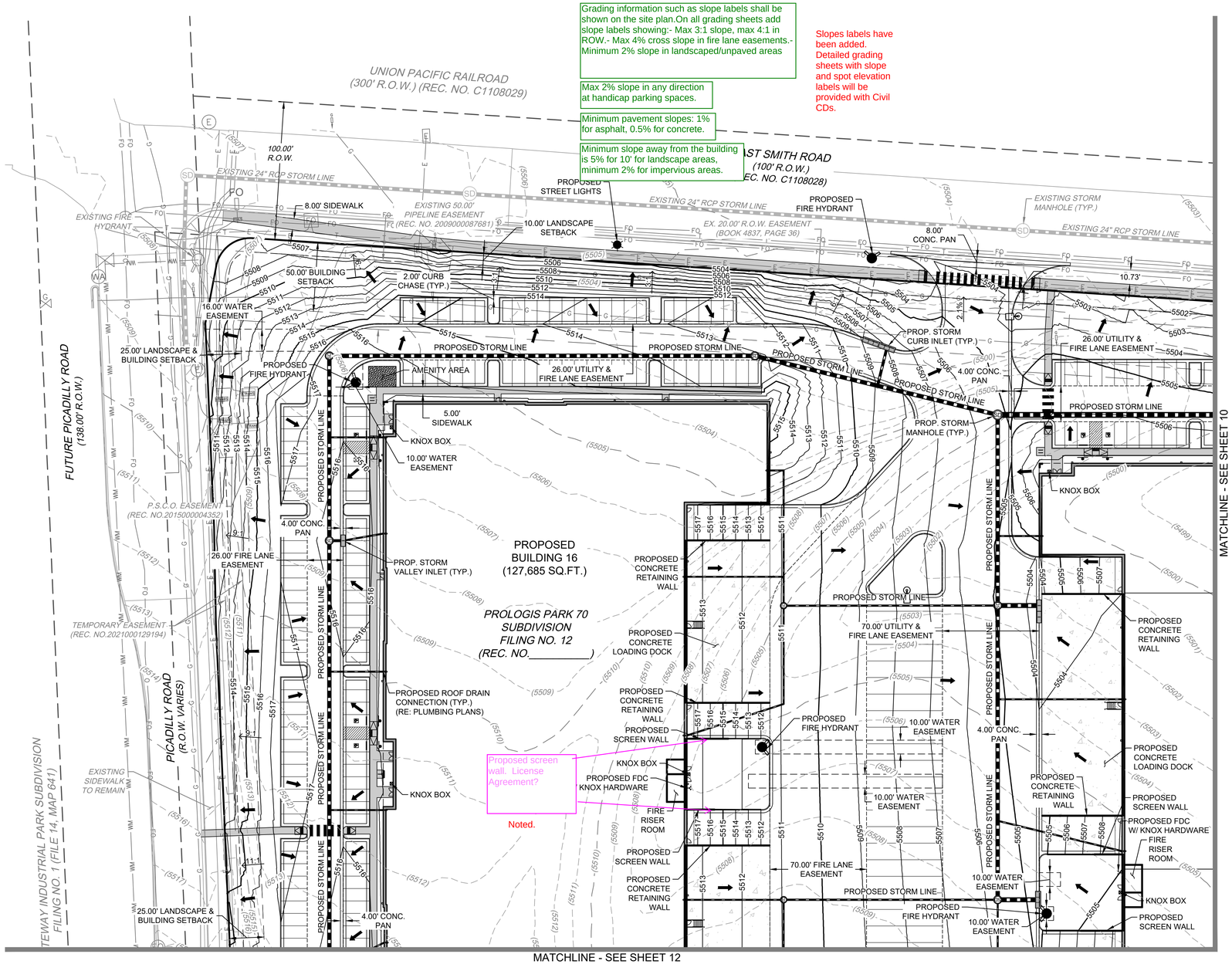
Grading information such as slope labels shall be shown on the site plan.On all grading sheets add slope labels showing:- Max 3:1 slope, max 4:1 in ROW.- Max 4% cross slope in fire lane easements.- Minimum 2% slope in landscaped/unpaved areas

Max 2% slope in any direction at handicap parking spaces.

Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.

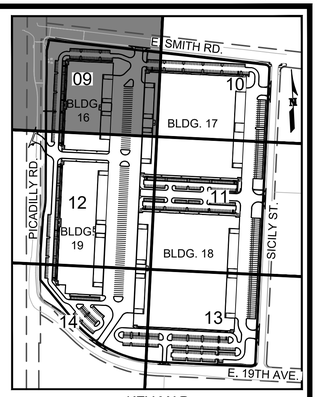
Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

Slopes labels have been added. Detailed grading sheets with slope and spot elevation labels will be provided with Civil CDs.



Proposed screen wall. License Agreement?

Noted.



KEY MAP
N.T.S.

GRADING LEGEND:

- PROPERTY LINE
- 5720 — PROPOSED 5' CONTOUR
- 5721 — PROPOSED 1' CONTOUR
- 5720 — EXISTING 5' CONTOUR
- 5721 — EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- PROPOSED CONCRETE WALK
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- PROPOSED SIGN
- SS — EXISTING SANITARY SEWER W/ MANHOLE
- WM — EXISTING WATERLINE & VALVE
- NGAS — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- E — EXISTING ELECTRIC LINE
- FO — EXISTING FIBER OPTIC LINE
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- E — EXISTING ELECTRIC METER
- ETRANS — EXISTING TRANSFORMER
- IRVLT — EXISTING EXISTING IRRIGATION VAULT
- ET — PROPOSED ELECTRIC TRANSFORMER
- PROPOSED FIRE HYDRANT

NOTES:

1. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SIDEWALKS AND LANDINGS SHALL SLOPE 1.5% TOWARDS ROADS, DRIVE LANES UNLESS NOTED OTHERWISE.
3. MINIMUM PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.
4. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
5. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
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include who is responsible for maintenance, typical.

Note added.

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N

0 20 40 80

SCALE: 1" = 40'

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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

PROLOGIS PARK 70 FILING NO. 12

SITE PLAN

GRADING PLAN

NO.	DATE	REMARKS
1	02/25/2022	1ST SUBMITTAL
2	06/21/2022	2ND SUBMITTAL
3	08/22/2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	8/15/2022

SHEET 09

Sheet 09 of 48

NOT FOR CONSTRUCTION

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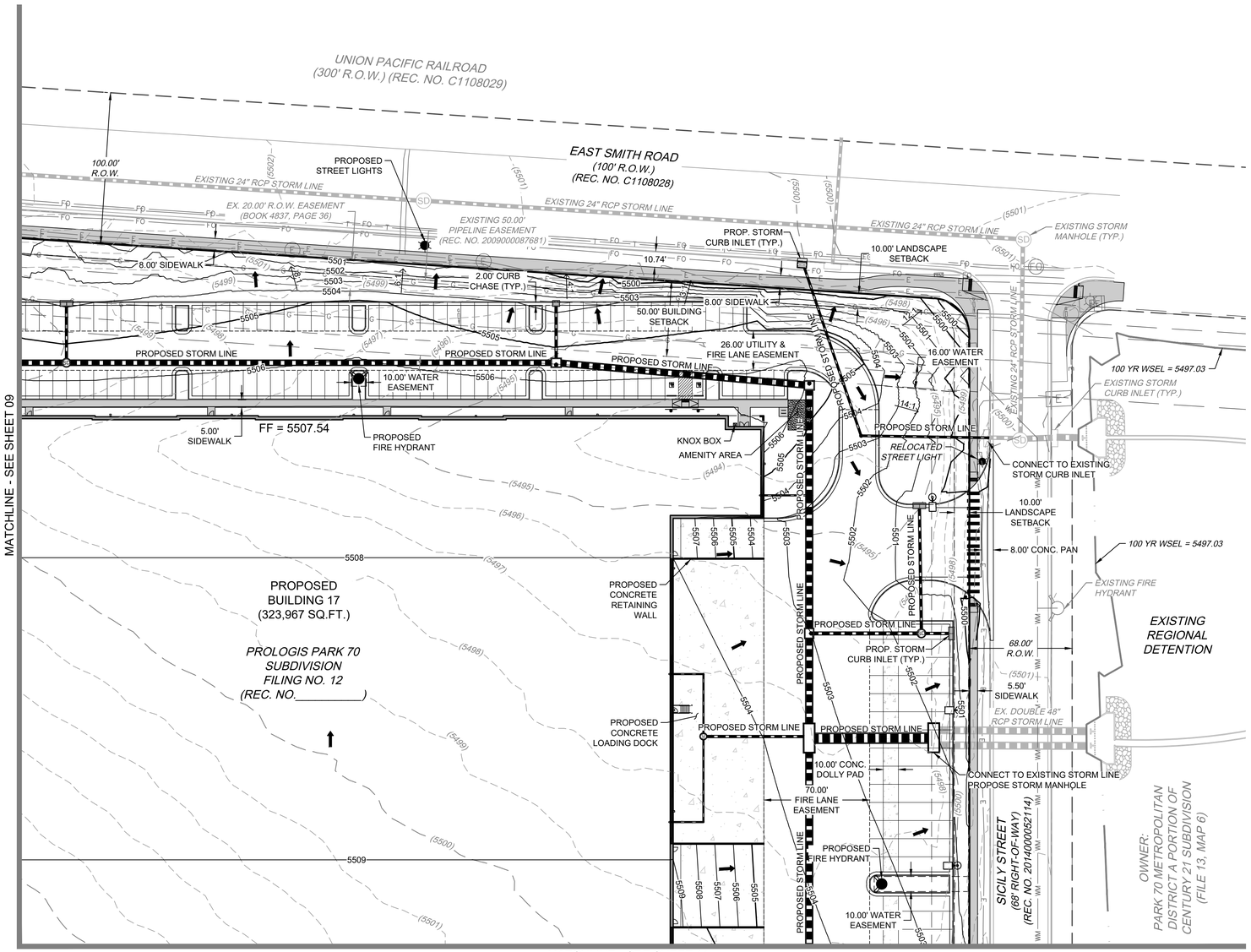

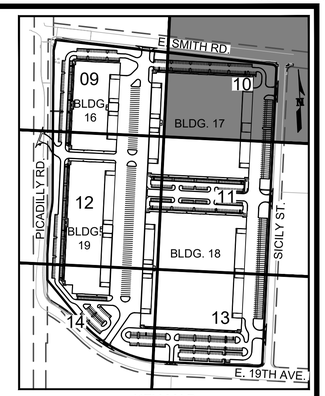

KEY MAP
N.T.S.

GRADING LEGEND:

- PROPERTY LINE
- 5720 — PROPOSED 5' CONTOUR
- 5721 — PROPOSED 1' CONTOUR
- 5720 — EXISTING 5' CONTOUR
- 5721 — EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- PROPOSED CONCRETE WALK
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- PROPOSED SIGN
- SS — EXISTING SANITARY SEWER W/ MANHOLE
- WM — EXISTING WATERLINE & VALVE
- NGAS — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- E — EXISTING ELECTRIC LINE
- FO — EXISTING FIBER OPTIC LINE
- PROPOSED LIGHT POLE
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- E — EXISTING ELECTRIC METER
- ETRANS — EXISTING TRANSFORMER
- IRVLT — EXISTING EXISTING IRRIGATION VAULT
- ET — PROPOSED ELECTRIC TRANSFORMER
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SHEET
10
Sheet 10 of 48

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MATCHLINE - SEE SHEET 10

PROPOSED BUILDING 17 (323,967 SQ.FT.)

PROLOGIS PARK 70 SUBDIVISION FILING NO. 12 (REC. NO._____)

PROPOSED ROOF DRAIN CONNECTION (TYP.) (RE: PLUMBING PLANS)

PROPOSED CONCRETE RETAINING WALL

FF = 5510.63

5.00' SIDEWALK

PROP. STORM VALLEY INLET (TYP.)

KNOX BOX

PROPOSED TILT WALL PANEL (SEE DETAIL THIS SHEET)

PROPOSED STORM LINE

PROPOSED STORM LINE

PROPOSED STORM LINE

PROPOSED STORM LINE

PROPOSED STORM LINE

PROPOSED STORM LINE

PROPOSED STORM LINE

PROPOSED STORM LINE

70.00' FIRE LANE EASEMENT

10.00' CONC. DOLLY PAD

5.50' SIDEWALK

PROPOSED STREET LIGHTS

10.00' LANDSCAPE SETBACK

8.59'

PROP. STORM MANHOLE (TYP.)

4.00' CONC. PAN

4.00' CONC. PAN

45.00' FIRE LANE EASEMENT

8.00' CONC. PAN

1.5%

10.00' WATER EASEMENT

4.00' CONC. PAN

4.00' CONC. PAN

4.00' CONC. PAN

PROPOSED FIRE HYDRANT

PROPOSED TILT WALL PANEL (SEE DETAIL THIS SHEET)

8.63'

25.00' BUILDING SETBACK

PROPOSED STORM LINE

PROP. STORM CURB INLET (TYP.)

5.50' SIDEWALK

PROPOSED STREET LIGHTS

10.00' CONC. DOLLY PAD

5.00' SIDEWALK

FF = 5518.36

KNOX BOX

PROPOSED CONCRETE RETAINING WALL

70.00' FIRE LANE EASEMENT

8.67'

PROPOSED BUILDING 18 (365,457 SQ.FT.)

PROLOGIS PARK 70 SUBDIVISION FILING NO. 12 (REC. NO._____)

PROPOSED CONCRETE LOADING DOCK

10.00' WATER EASEMENT

PROPOSED FIRE HYDRANT

PROPOSED CONCRETE RETAINING WALL

PROPOSED STORM LINE

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 12

EXISTING STREET LIGHT TO REMAIN

100 YR WSEL = 5497.03

OWNER: PARK 70 METROPOLITAN DISTRICT A PORTION OF CENTURY 21 SUBDIVISION (FILE 13, MAP 6)

100 YR WSEL = 5497.03

EXISTING REGIONAL DETENTION

68.00' R.O.W.

EXISTING 36" RCP STORM LINE

EX. 54" RCP STORM LINE

EXISTING STORM MANHOLE (TYP.)

EXISTING 48" RCP STORM LINE

EXISTING STORM CURB INLET (TYP.)

OWNER: PARK 70 BUILDING VENTURE #11 LLC LOT 1, BLOCK 1, PROLOGIS PARK 70 SUBDIVISION FILING NO. 9 (REC. NO. 2017000007631)

EXISTING 42" RCP STORM LINE

EXISTING FIRE HYDRANT

68.00' R.O.W.

EXISTING 42" RCP STORM LINE

EXISTING 42" RCP STORM LINE

SICILY STREET (68' RIGHT-OF-WAY) (REC. NO. 2014000052114)

EX. 42" RCP STORM LINE

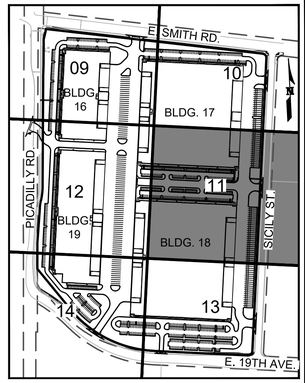
CONCRETE SIDEWALK

42"

TILT WALL PANEL

HEIGHT VARIES (MAX HEIGHT = 6.2')

TILT WALL PANEL
N.T.S.



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- (5720) EXISTING 5' CONTOUR
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SHEET 11

Sheet 11 of 48

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MATCHLINE - SEE SHEET 09

PROPOSED BUILDING 16 (127,685 SQ.FT.)

PROLOGIS PARK 70 SUBDIVISION FILING NO. 12 (REC. NO._____)

PROPOSED BUILDING 19 (180,609 SQ.FT.)

PROLOGIS PARK 70 SUBDIVISION FILING NO. 12 (REC. NO._____)

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 11

FUTURE PICADILLY ROAD (138.00' R.O.W.)

PICADILLY ROAD (R.O.W. VARIES)

GATEWAY INDUSTRIAL PARK SUBDIVISION NO. 1 (FILE 14, MAP 641)

FUTURE EAST 19TH AVENUE (84' R.O.W.)

Show the linework for Picadilly Road.

Picadilly line work has been added.

Max height to be 5'

The max height for all retaining walls is 8'. Please tier the wall to reduce the maximum wall height.

10.00' WATER EASEMENT
5.00' SIDEWALK
PROPOSED FIRE HYDRANT
26.00' FIRE LANE EASEMENT
KNOX BOX
40.00' FIRE LANE EASEMENT
25.00' LANDSCAPE & BUILDING SETBACK
4.00' CONC. PAN
PROPOSED CONCRETE RETAINING WALL
PROPOSED CONCRETE LOADING DOCK
PROPOSED STORM LINE
PROP. STORM MANHOLE (TYP.)
70.00' UTILITY & FIRE LANE EASEMENT
PROPOSED TILT WALL PANEL (SEE DETAIL THIS SHEET)
45.00' FIRE LANE EASEMENT
8.00' CONC. PAN
PROPOSED CONCRETE RETAINING WALL
PROPOSED CONCRETE LOADING DOCK
PROPOSED ROOF DRAIN CONNECTION (TYP.) (RE: PLUMBING PLANS)
PROPOSED FIRE HYDRANT
PROP. STORM VALLEY INLET (TYP.)
PROPOSED CONCRETE RETAINING WALL (MAX HEIGHT = 8.71') (SEE TYPICAL CROSS SECTION SHEET 14)
PROPOSED SCREEN WALL
PROPOSED FDC W/ KNOX HARDWARE
FIRE RISER ROOM
PROP. STORM CURB INLET (TYP.)
PROPOSED CONCRETE RETAINING WALL
PROPOSED CONCRETE LOADING DOCK
PROPOSED FDC W/ KNOX HARDWARE
FIRE RISER ROOM
PROPOSED SCREEN WALL
70.00' FIRE LANE EASEMENT
10.00' WATER EASEMENT
PROPOSED FIRE HYDRANT
10.00' WATER EASEMENT
SIDEWALK EASEMENT (REC. NO.20140000045069)
EXISTING SIDEWALK TO REMAIN
EXISTING FIRE HYDRANT
EXISTING SIDEWALK TO REMAIN
26.00' FIRE LANE EASEMENT
5.00' SIDEWALK
KNOX BOX
25.00' LANDSCAPE & BUILDING SETBACK
26.00' FIRE LANE EASEMENT
4.00' CONC. PAN
PROPOSED CONCRETE RETAINING WALL (MAX HEIGHT = 8.71') (SEE TYPICAL CROSS SECTION SHEET 14)
26.00' FIRE LANE EASEMENT

CONCRETE SIDEWALK 42"
HEIGHT VARIES (MAX HEIGHT = 6.2')
TILT WALL PANEL
TILT WALL PANEL
N.T.S.

KEY MAP
N.T.S.
E. SMITH RD.
BLDG. 16
BLDG. 17
PICADILLY RD
BLDG. 19
BLDG. 18
SICILY ST
E. 19TH AVE.
09
10
11
12
13
14

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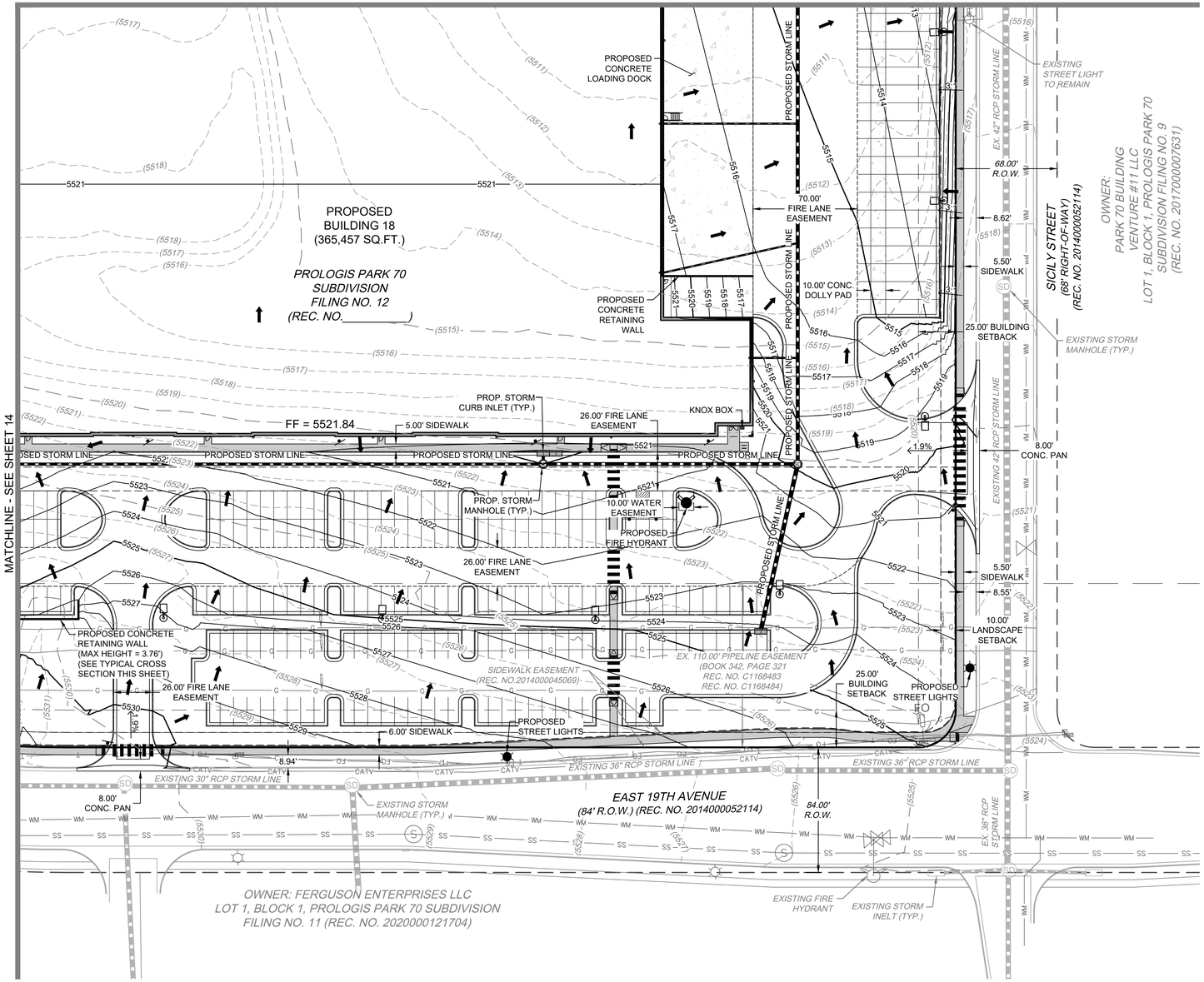

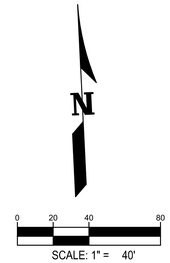

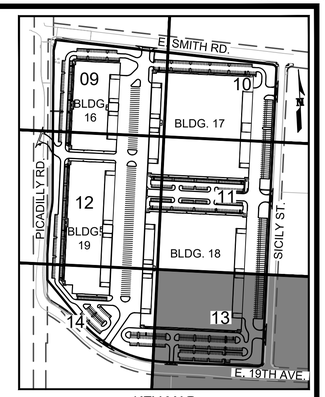

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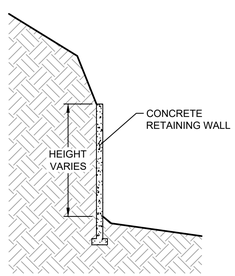

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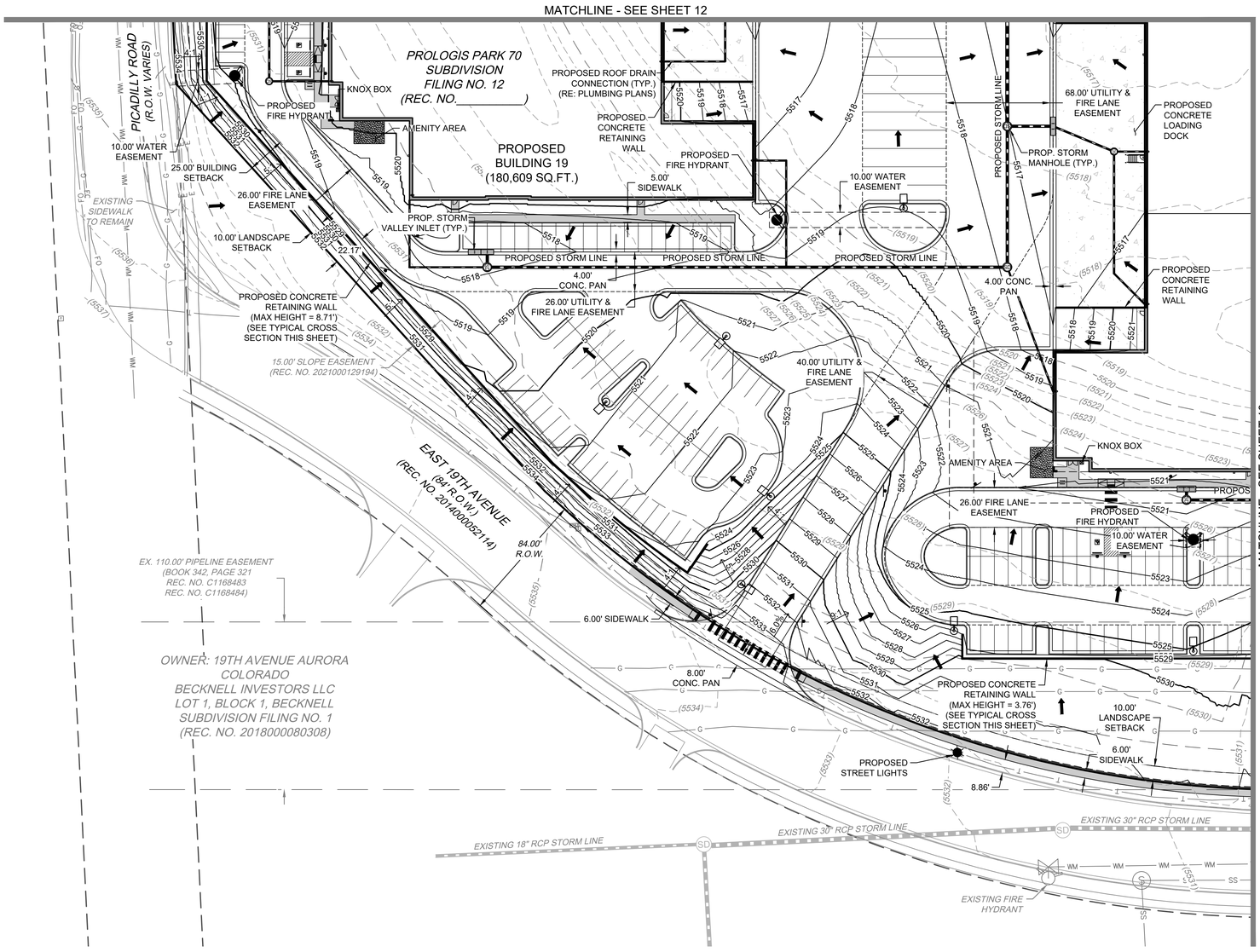

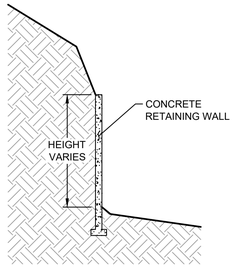

RETAINING WALL DETAIL
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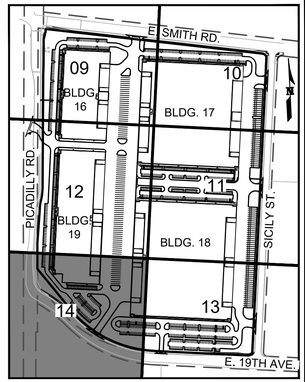


KEY MAP
N.T.S.

GRADING LEGEND:

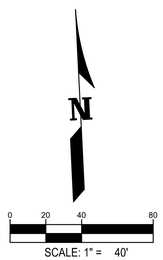
- PROPERTY LINE
- 5720 PROPOSED 5' CONTOUR
- 5721 PROPOSED 1' CONTOUR
- 5720 EXISTING 5' CONTOUR
- 5721 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- PROPOSED CONCRETE WALK
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- PROPOSED SIGN
- SS EXISTING SANITARY SEWER W/ MANHOLE
- WM EXISTING WATERLINE & VALVE
- NGAS EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- E EXISTING ELECTRIC LINE
- FO EXISTING FIBER OPTIC LINE
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- E EXISTING ELECTRIC METER
- ETRANS EXISTING TRANSFORMER
- IRVLT EXISTING EXISTING IRRIGATION VAULT
- ET PROPOSED ELECTRIC TRANSFORMER
- PROPOSED FIRE HYDRANT

NOTES:

1. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SIDEWALKS AND LANDINGS SHALL SLOPE 1.5% TOWARDS ROADS, DRIVE LANES UNLESS NOTED OTHERWISE.
3. MINIMUM PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.
4. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
5. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
7. EXISTING UTILITIES STRUCTURES TO BE ADJUSTED AS NECESSARY TO MEET PROPOSED GRADE.
8. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S6635NE007 BEING A " BRASS CAP "COA 3S6635NE007 2007", **LOCATION**: SOUTHWEST CORNER OF EAST SMITH ROAD AND PICADILLY ROAD. **ELEVATION** IS 5507.74 FEET, (NAVD 88 DATUM). THE VERTICAL RELIEF SHOWN HEREON WAS DEVELOPED FROM A CONVENTIONAL GROUND SURVEY, ON 09/13/2021. CONTOUR INTERVAL IS ONE FOOT.



SCALE: 1" = 40'

WARE MALCOMB
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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

PROLOGIS PARK 70
FILING NO. 12
SITE PLAN
GRADING PLAN

NO.	DATE	REMARKS
1	02/25/2022	1ST SUBMITTAL
2	06/21/2022	2ND SUBMITTAL
3	08/22/2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	8/15/2022

SHEET
14
Sheet 14 of 48

NOT FOR CONSTRUCTION

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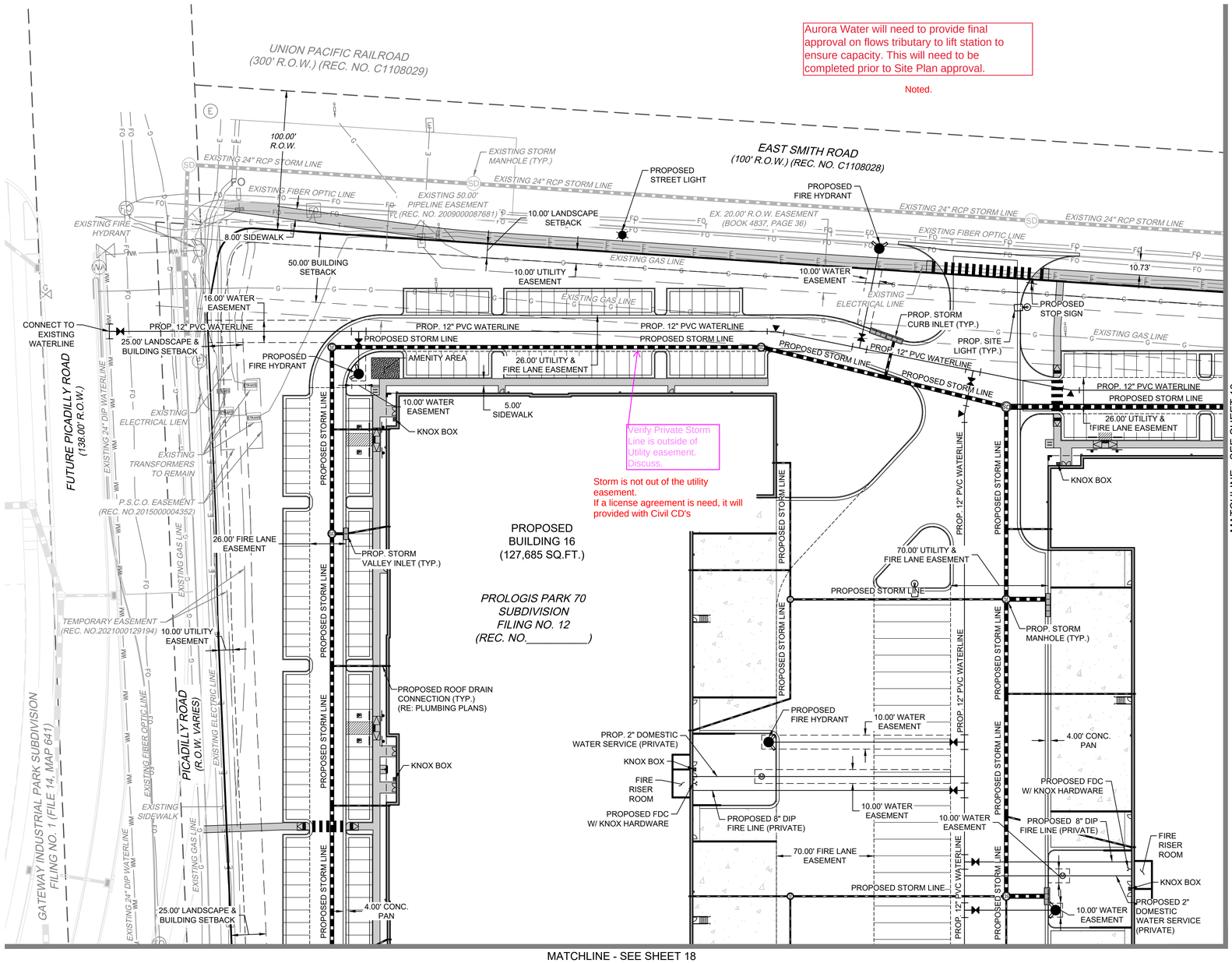
Aurora Water will need to provide final approval on flows tributary to lift station to ensure capacity. This will need to be completed prior to Site Plan approval.

Noted.



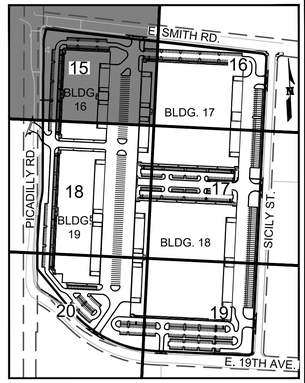
FIRE FLOW DATA (BLDG. 16):

FIRE FLOW REQUIREMENTS ARE **7,750 GPM** MIN. (**3,875 GPM** MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.

THIS BUILDING REQUIRES **4** FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.

EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2018 IFC
OCCUPANCY GROUP: **INDUSTRIAL**
CONSTRUCTION TYPE: **II-B**
FIRE AREA: **133,405 ± SF**
BUILDING WILL BE FULLY **SPRINKLERED.**



KEY MAP
N.T.S.

LEGEND:

- PROPERTY LINE
- 5720 — PROPOSED 5' CONTOUR
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- STORM LINE
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- EXISTING STORM LINE
- EXISTING STORM INLET
- SANITARY SEWER W/ MANHOLE
- SS — EXISTING SANITARY SEWER W/ MANHOLE
- WATERLINE & VALVE
- FIRE HYDRANT ASSEMBLY
- SITE LIGHT POLE
- EXISTING LIGHT POLE
- WM — WM — EXISTING WATERLINE & VALVE
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- NGAS — EXISTING GAS LINE
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- E — EXISTING ELECTRIC LINE
- CATV — EXISTING CABLE TV LINE
- OH — EXISTING OVERHEAD LINE
- FO — EXISTING FIBER OPTIC LINE
- I — EXISTING IRRIGATION LINE
- EXISTING UTILITY POLE

NOTES

1. THE CONTRACTOR IS TO VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW WORK WILL CONNECT AND NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S6635NE007 BEING A " BRASS CAP "COA 3S6635NE007 2007", **LOCATION**: SOUTHWEST CORNER OF EAST SMITH ROAD AND PICADILLY ROAD. **ELEVATION** IS 5507.74 FEET, (NAVD 88 DATUM). THE VERTICAL RELIEF SHOWN HEREON WAS DEVELOPED FROM A CONVENTIONAL GROUND SURVEY, ON 09/13/2021. CONTOUR INTERVAL IS ONE FOOT.

N

0 20 40 80
SCALE: 1" = 40'

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FOR AND ON BEHALF OF WARE MALCOMB

PROLOGIS PARK 70 FILING NO. 12

SITE PLAN

UTILITY PLAN

NO.	DATE	REMARKS
1	02/25/2022	1ST SUBMITTAL
2	06/21/2022	2ND SUBMITTAL
3	08/22/2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	8/15/2022

SHEET
15
Sheet 15 of 48

NOT FOR CONSTRUCTION

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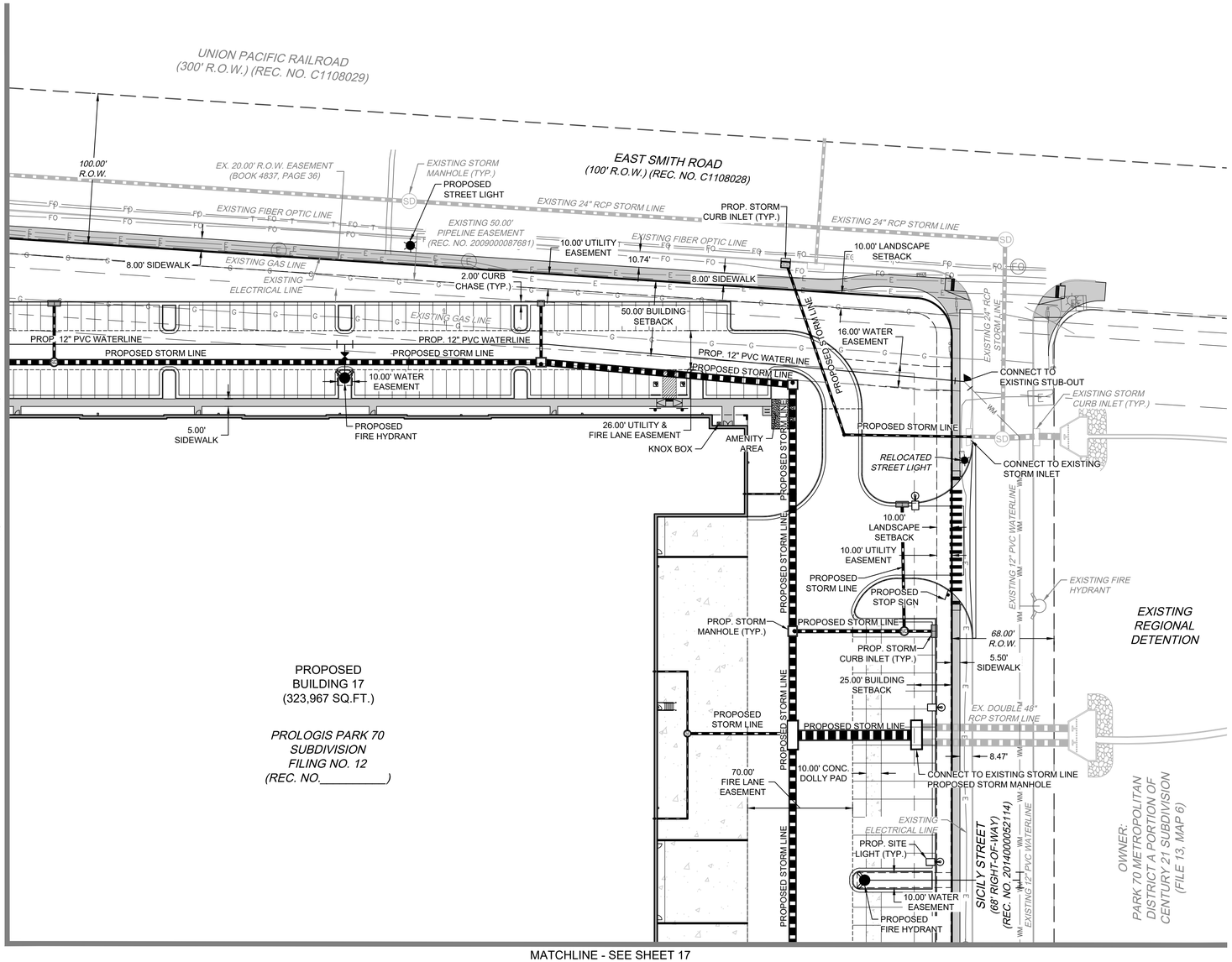

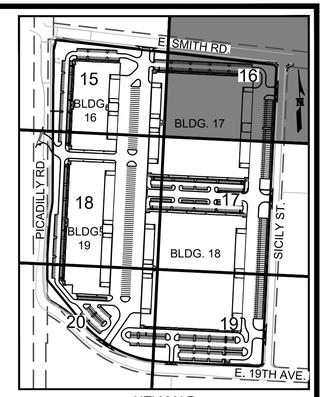

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- I — EXISTING IRRIGATION LINE
- EXISTING UTILITY POLE

FIRE FLOW DATA (BLDG. 17):

FIRE FLOW REQUIREMENTS ARE **8,000 GPM** MIN. (**4,000 GPM** MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.

THIS BUILDING REQUIRES **5** FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.

EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2018 IFC
OCCUPANCY GROUP: **INDUSTRIAL**
CONSTRUCTION TYPE: **II-B**
FIRE AREA: **323,967 ± SF**
BUILDING WILL BE FULLY **SPRINKLERED.**

NOTES

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2. MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S6635NE007 BEING A " BRASS CAP "COA 3S6635NE007 2007", **LOCATION**: SOUTHWEST CORNER OF EAST SMITH ROAD AND PICADILLY ROAD. **ELEVATION** IS 5507.74 FEET, (NAVD 88 DATUM). THE VERTICAL RELIEF SHOWN HEREON WAS DEVELOPED FROM A CONVENTIONAL GROUND SURVEY, ON 09/13/2021. CONTOUR INTERVAL IS ONE FOOT.

N

0 20 40 80

SCALE: 1" = 40'

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PROLOGIS PARK 70 FILING NO. 12

SITE PLAN

UTILITY PLAN

NO.	DATE	REMARKS
1	02/25/2022	1ST SUBMITTAL
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JOB NO.:	DEN21-0126
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DESIGNED:	B. MULLER
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SHEET 16

Sheet 16 of 48

NOT FOR CONSTRUCTION

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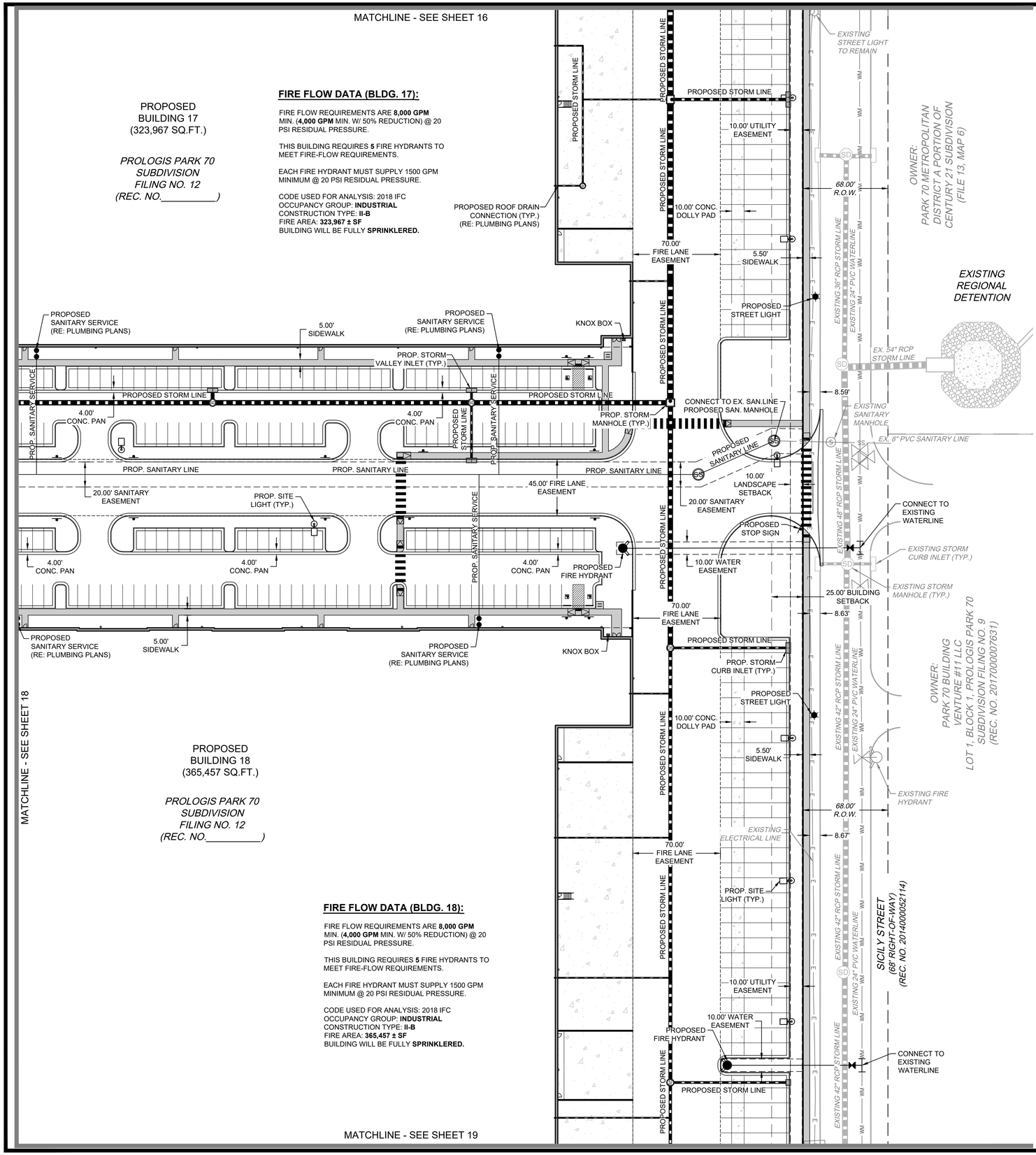

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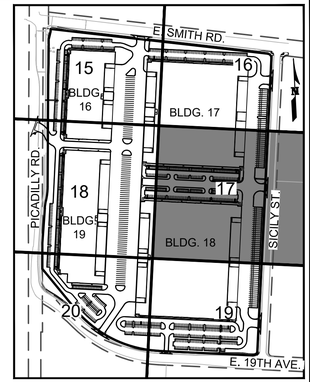

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NOTES

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PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S663SNE007 BEING A " BRASS CAP "COA 3S663SNE007 2007". **LOCATION**: SOUTHWEST CORNER OF EAST SMITH ROAD AND PICADILLY ROAD. **ELEVATION** IS 5507.74 FEET, (NAVD 88 DATUM). THE VERTICAL RELIEF SHOWN HEREON WAS DEVELOPED FROM A CONVENTIONAL GROUND SURVEY, ON 09/13/2021. CONTOUR INTERVAL IS ONE FOOT.

N

0 20 40 80
SCALE: 1" = 40'

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PROLOGIS PARK 70
FILING NO. 12
SITE PLAN
UTILITY PLAN

NO.	DATE	REMARKS
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JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
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SHEET
17
Sheet 17 of 48

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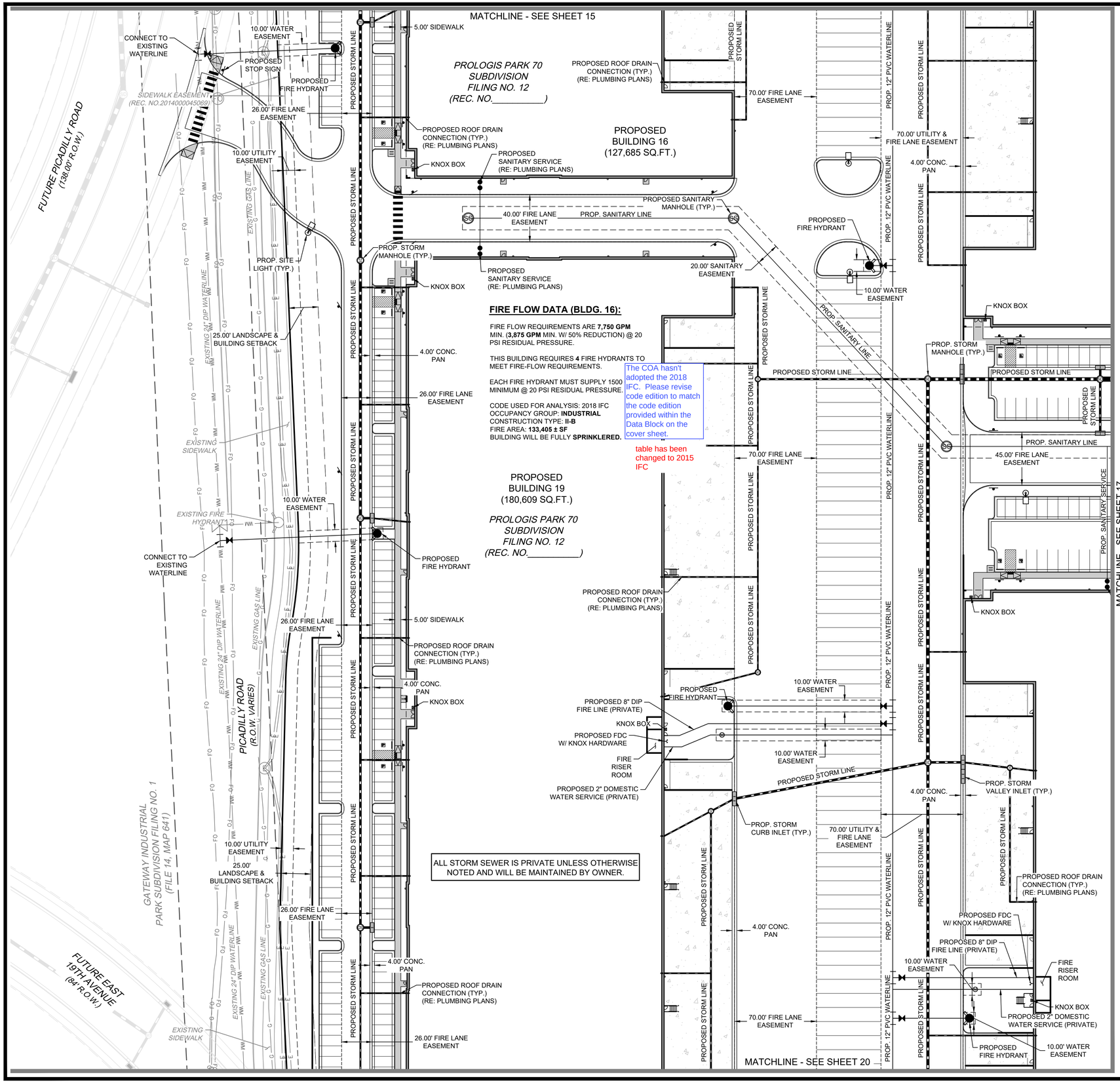

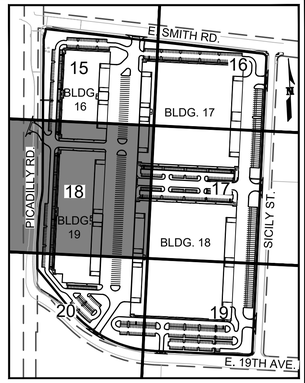

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NOTES

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PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S6635NE007 BEING A " BRASS CAP "COA 3S6635NE007 2007", **LOCATION**: SOUTHWEST CORNER OF EAST SMITH ROAD AND PICADILLY ROAD. **ELEVATION** IS 5507.74 FEET, (NAVD 88 DATUM). THE VERTICAL RELIEF SHOWN HEREON WAS DEVELOPED FROM A CONVENTIONAL GROUND SURVEY, ON 09/13/2021. CONTOUR INTERVAL IS ONE FOOT.

FIRE FLOW DATA (BLDG. 19):

FIRE FLOW REQUIREMENTS ARE **8,000 GPM** MIN. (**4,000 GPM** MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.

THIS BUILDING REQUIRES **4** FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.

EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2018 IFC
OCCUPANCY GROUP: **INDUSTRIAL**
CONSTRUCTION TYPE: **II-B**
FIRE AREA: **174,889 ± SF**
BUILDING WILL BE FULLY **SPRINKLERED.**

N

0 20 40 80
SCALE: 1" = 40'

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SITE PLAN

UTILITY PLAN

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SHEET 18

Sheet 18 of 48

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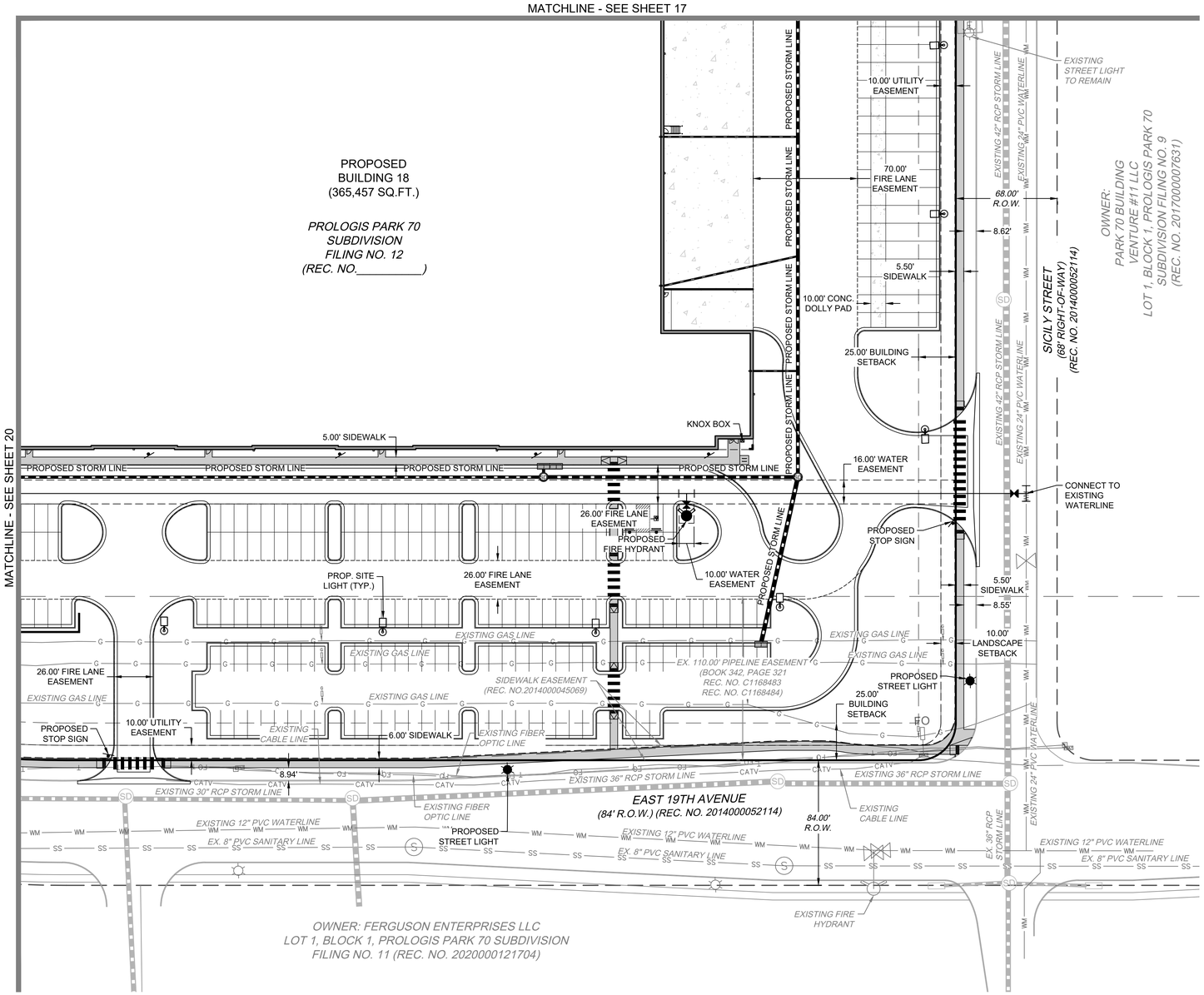


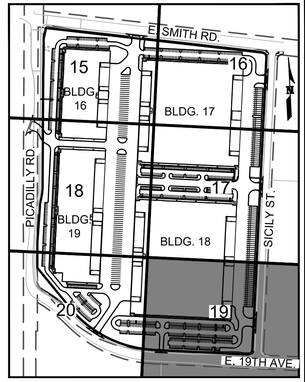
FIRE FLOW DATA (BLDG. 18):

FIRE FLOW REQUIREMENTS ARE **8,000 GPM** MIN. (**4,000 GPM** MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.

THIS BUILDING REQUIRES **5** FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.

EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2018 IFC
OCCUPANCY GROUP: **INDUSTRIAL**
CONSTRUCTION TYPE: **II-B**
FIRE AREA: **365,457 ± SF**
BUILDING WILL BE FULLY **SPRINKLERED.**



KEY MAP
N.T.S.

LEGEND:

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PROJECT BENCHMARK:

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SCALE: 1" = 40'

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SHEET
19
Sheet 19 of 48

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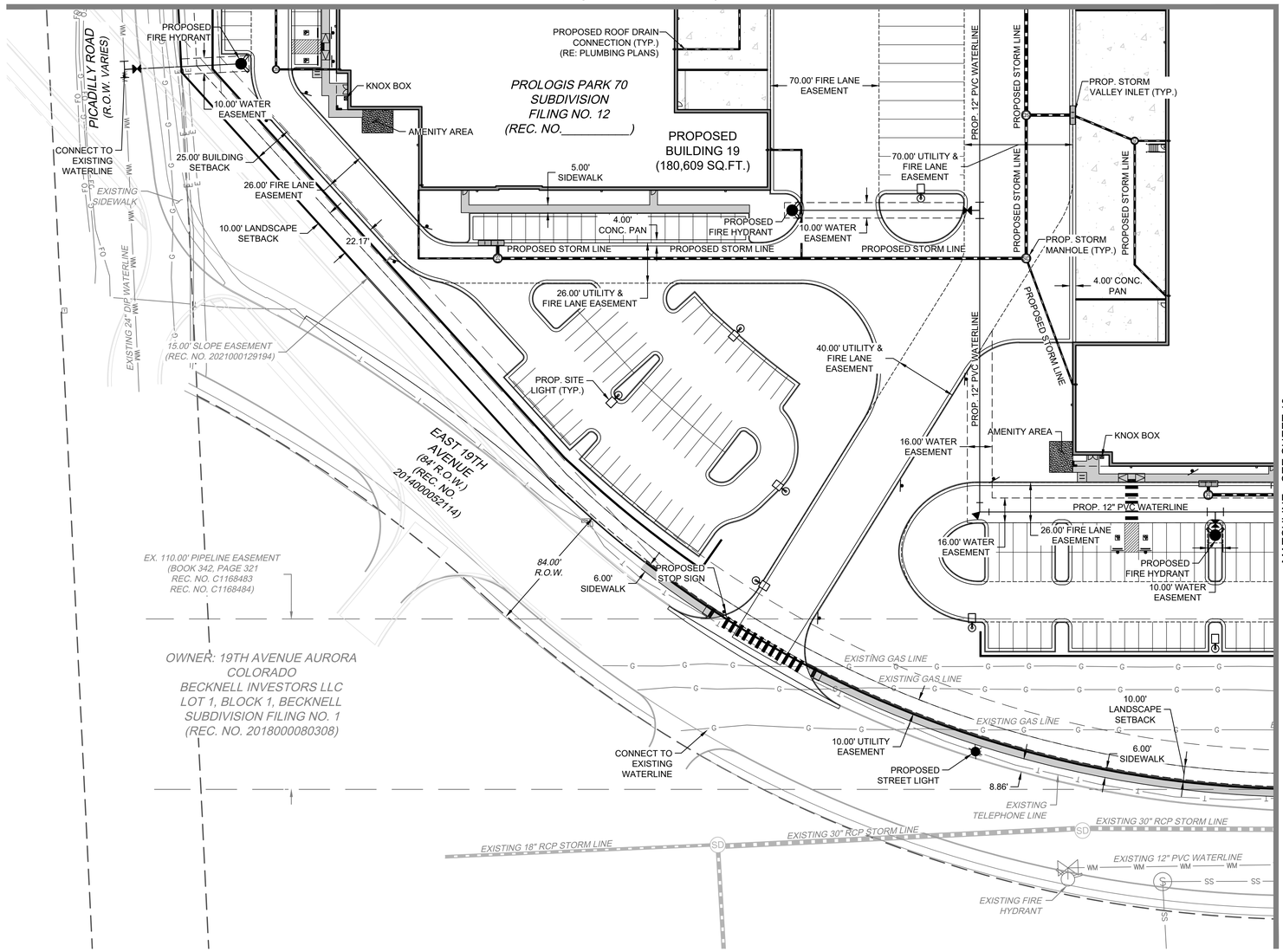


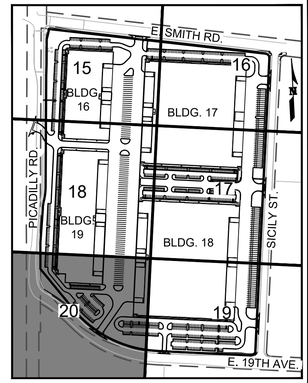
FIRE FLOW DATA (BLDG. 19):

FIRE FLOW REQUIREMENTS ARE **8,000 GPM** MIN. (**4,000 GPM** MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.

THIS BUILDING REQUIRES **4** FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.

EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2018 IFC
OCCUPANCY GROUP: **INDUSTRIAL**
CONSTRUCTION TYPE: **II-B**
FIRE AREA: **174,889 ± SF**
BUILDING WILL BE FULLY **SPRINKLERED.**



KEY MAP
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- 5720 — PROPOSED 5' CONTOUR
- 5721 — PROPOSED 1' CONTOUR
- 5720 — EXISTING 5' CONTOUR
- 5721 — EXISTING 1' CONTOUR
- STORM LINE
- STORM INLET
- EXISTING STORM LINE
- EXISTING STORM INLET
- SANITARY SEWER W/ MANHOLE
- SS — EXISTING SANITARY SEWER W/ MANHOLE
- WATERLINE & VALVE
- FIRE HYDRANT ASSEMBLY
- SITE LIGHT POLE
- EXISTING LIGHT POLE
- WM — WM — EXISTING WATERLINE & VALVE
- WM — EXISTING FIRE HYDRANT
- NGAS — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- E — EXISTING ELECTRIC LINE
- CATV — EXISTING CABLE TV LINE
- OH — EXISTING OVERHEAD LINE
- FO — EXISTING FIBER OPTIC LINE
- I — EXISTING IRRIGATION LINE
- EXISTING UTILITY POLE

NOTES

1. THE CONTRACTOR IS TO VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW WORK WILL CONNECT AND NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK 3S6635NE007 BEING A " BRASS CAP "COA 3S6635NE007 2007", **LOCATION**: SOUTHWEST CORNER OF EAST SMITH ROAD AND PICADILLY ROAD. **ELEVATION** IS 5507.74 FEET, (NAVD 88 DATUM). THE VERTICAL RELIEF SHOWN HEREON WAS DEVELOPED FROM A CONVENTIONAL GROUND SURVEY, ON 09/13/2021. CONTOUR INTERVAL IS ONE FOOT.

N

0 20 40 80
SCALE: 1" = 40'

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denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PROLOGIS PARK 70 FILING NO. 12

SITE PLAN

UTILITY PLAN

NO.	DATE	REMARKS
1	02/25/2022	1ST SUBMITTAL
2	06/21/2022	2ND SUBMITTAL
3	08/22/2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	8/15/2022

SHEET 20
Sheet 20 of 48

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CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

OVERALL SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	2,388,550	
BUILDING COVERAGE	997,718	42
HARD SURFACE AREA	1,065,334	45
LANDSCAPE AREA	325,498	13
COOL SEASON GRASSES % OF LANDCAPE AREA	90,787	28

BUILDING 16 NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPE INFORMATION

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH*	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	ORNAMENTAL GRASSES	TREE EQUIVALENT PROVIDED
NORTH	280	7.0	–	4.7 (47 shrubs)	2.8 (28 grasses**)	7.5
WEST	540	14.0	–	10.8 (108 shrubs)	5.6 (56 grasses**)	16.4
SOUTH	280	7.0	–	4.7 (47 shrubs)	2.8 (28 grasses**)	7.5
EAST	75	2.0	2	– (– shrubs)	– (– grasses)	2

* DOES NOT INCLUDE LOADING DOCKS
** ALL GRASSES TO BE 5 GAL. (10 GRASSES PER TREE EQUIVALENT)

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

FRONTAGE DISCRIPTION BUFFER DISCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
E. SMITH ROAD CURBSIDE† 380 L.F.	N/A	N/A	N/A	(1 TREE/40 L.F.) 10	N/A	10	N/A	N/A
PICADILLY STREET CURBSIDE† 514 L.F.	N/A	N/A	N/A	(1 TREE/40 L.F.) 14	N/A	14	N/A	N/A
E. SMITH ROAD– STREET FRONTAGE BUFFER 524 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 13	(10 SHRUBS/40 L.F.) 131	14	213	–
PICADILLY STREET– STREET FRONTAGE BUFFER 695 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 17	(10 SHRUBS/40 L.F.) 174	18	339	–
			TOTALS	55	305	57	629	–

† PER EASTGATE FDP

This total is 54

This total is 56

Shrubs cannot exceed 40% or 40

BUILDING 17 NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPE INFORMATION

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH*	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	ORNAMENTAL GRASSES	TREE EQUIVALENT PROVIDED
NORTH	615	15	–	10.1 (101 shrubs)	4.9 (49 grasses**)	15.0
WEST	68	2	2	– (– shrubs)	– (– grasses)	2.0
SOUTH	615	15	–	10.1 (101 shrubs)	4.9 (49 grasses**)	15.0
EAST	68	2	2	– (– shrubs)	– (– grasses)	2.0

* DOES NOT INCLUDE LOADING DOCKS
** ALL GRASSES TO BE 5 GAL. (10 GRASSES PER TREE EQUIVALENT)

BUILDING 17 TABLE OF CURBSIDE LANDSCAPE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DISCRIPTION BUFFER DISCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
E. SMITH ROAD CURBSIDE† 648 L.F.	N/A	N/A	N/A	(1 TREE/40 L.F.) 16	N/A	17	N/A	N/A
SICILY STREET CURBSIDE † 523 L.F.	N/A	N/A	N/A	(1 TREE/40 L.F.) 13	N/A	20	N/A	N/A
E. SMITH ROAD– STREET FRONTAGE BUFFER 765 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 19	(10 SHRUBS/40 L.F.) 191	19	436	–
SICILY STREET– STREET FRONATAGE BUFFER 680 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 17	(5 SHRUBS/40 L.F.) 170	10*	340*	–
			TOTALS	65	361	59	776	–

† PER EASTGATE FDP
* 70 SHRUBS SUBSTITUTED FOR 7 TREES

BUILDING 18 NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPE INFORMATION

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH*	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	ORNAMENTAL GRASSES	TREE EQUIVALENT PROVIDED
NORTH	615	15	–	10.1 (101 shrubs)	6.0 (60 grasses**)	16.0
WEST	80	2	2	– (– shrubs)	– (– grasses)	2.0
SOUTH	615	15	–	10.1 (101 shrubs)	6.0 (60 grasses**)	19.3
EAST	80	2	2	– (– shrubs)	– (– grasses)	2.0

* DOES NOT INCLUDE LOADING DOCKS
** ALL GRASSES TO BE 5 GAL. (10 GRASSES PER TREE EQUIVALENT)

BUILDING 18 TABLE OF CURBSIDE LANDSCAPE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DISCRIPTION BUFFER DISCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
SICILY STREET CURBSIDE† 718 L.F.	N/A	N/A	N/A	(1 TREE/40 L.F.) 18	N/A	28	N/A	N/A
E. 19TH AVENUE CURBSIDE † 467 L.F.	N/A	N/A	N/A	(1 TREE/40 L.F.) 12	N/A	12	N/A	N/A
SICILY STREET– STREET FRONTAGE BUFFER 811 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 20	(10 SHRUBS/40 L.F.) 202	15*	483*	–
E. 19TH AVENUE– STREET FRONTAGE BUFFER 484 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 12	(10 SHRUBS/40 L.F.) 121	N/A**	520**	–
			TOTALS	62	323	45	933	–

† PER EASTGATE FDP
* 50 SHRUBS SUBSTITUTED FOR 5 TREES
** DUE TO 110' GAS EASEMENT, 121 SHRUBS SUBSTITUTED FOR 12 TREES

BUILDING 19 NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPE INFORMATION

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH*	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	ORNAMENTAL GRASSES	TREE EQUIVALENT PROVIDED
NORTH	280	7	–	4.7 (47 shrubs)	2.8 (28 grasses**)	7.5
WEST	806	20	2	14.7 (147 shrubs)	8.0 (80 grasses**)	24.7
SOUTH	280	7	1	3.4 (34 shrubs)	2.8 (28 grasses**)	7.2
EAST	N/A	N/A	N/A	N/A	N/A	N/A

* DOES NOT INCLUDE LOADING DOCKS
** ALL GRASSES TO BE 5 GAL. (10 GRASSES PER TREE EQUIVALENT)

BUILDING 19 TABLE OF CURBSIDE LANDSCAPE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DISCRIPTION BUFFER DISCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
E. 19TH AVE. CURBSIDE† 300 L.F.	N/A	N/A	N/A	(1 TREE/40 L.F.) 8	N/A	8	N/A	N/A
PICADILLY ROAD CURBSIDE† 747 L.F.	N/A	N/A	N/A	(1 TREE/40 L.F.) 19	N/A	21	N/A	N/A
E. 19TH AVE.– STREET FRONTAGE BUFFER 348 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 9	(10 SHRUBS/40 L.F.) 87	9	157	–
PICADILLY ROAD– STREET FRONTAGE BUFFER 810 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 20	(10 SHRUBS/40 L.F.) 203	26	280	–
			TOTALS	56	290	58	460	–

† PER EASTGATE FDP

LANDSCAPE NOTES:

1. THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
2. ALL NON–IRRIGATED UPLAND SEED MIX AREAS SHALL HAVE A SOILS TEST PERFORMED AS PER THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT URBAN STORM DRAINAGE CRITERIA MANUAL VOL. 2, CHAPTER 13, SECTIONS 3.4 AND 3.5, FOR SOIL AMENDMENT INFORMATION AND APPLICATION.
3. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH DARK GREEN STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING)
4. ALL MONUMENT SIGN SHRUB BEDS SHALL BE MULCHED WITH 2" WOOD BARK MULCH WITHOUT LANDSCAPE FABRIC.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON–IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146–1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. SITE LIGHTING SHALL CONSIST OF:
   PARKING – 25' HT. POLE MOUNTED LED AREA LIGHT
   BUILDING EXTERIOR – WALL MOUNTED LED SCONCE
9. ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT, ALL LOADING DOCK AREAS TO BE CONSTRUCTED OF CONCRETE. ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE.
10. LANDSCAPE MATERIALS SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
11. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET–SIX INCHES (3'–6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE EIGHT (8) FEET.
12. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
13. A 8–FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
14. ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

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denver, colorado 80206
303.512.0549 www.meuran.com
FOR AND ON BEHALF OF WARE MALCOMB

PROLOGIS PARK 70
FILING NO. 12
SITE PLAN

LANDSCAPE NOTES & CALCULATIONS

	DATE	REMARKS
1	02.25.2022	1ST SUBMITTAL
2	06.21.2022	2ND SUBMITTAL
3	08.22.2022	3RD SUBMITTAL

JOB NO.:	22.103
PA / PM:	KTS
DESIGNED:	KTS
DATE:	02/14/22
PLOT DATE:	08/22/22

SHEET 21
Sheet 21 of 48

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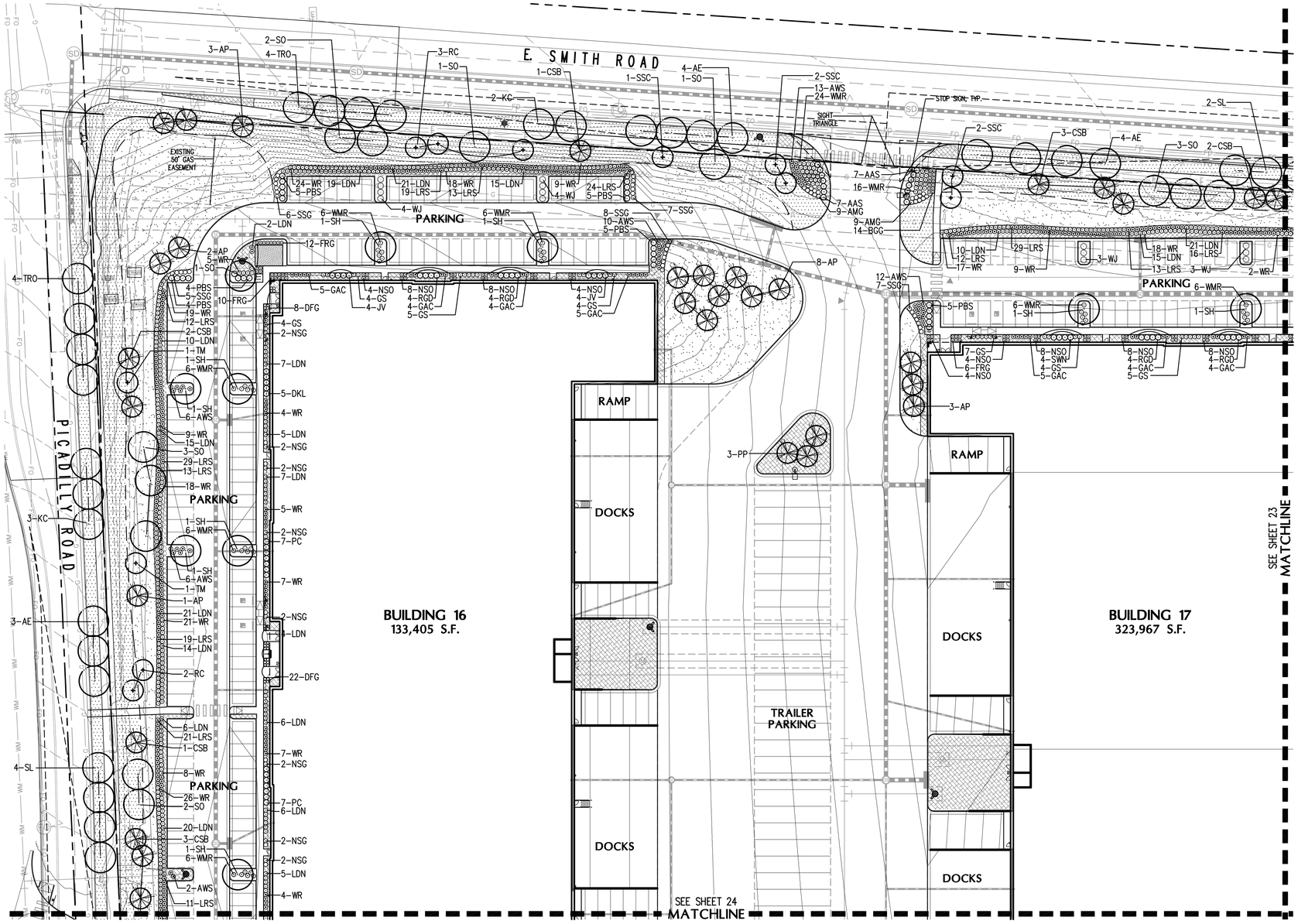

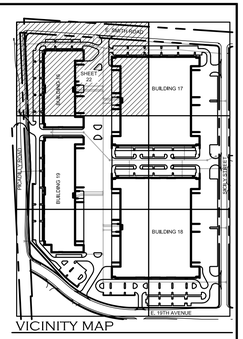

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

GROUNDCOVER LEGEND:

IRRIGATED SOD
TEXAS HYBRID 'THERMAL BLUE'

IRRIGATED 'NATURE'S CHOICE' SEED

EPHRAIM CRESTED WHEATGRASS	70%
SHEEPS FESCUE	15%
TURF TYPE PERENNIAL RYE	10%
KENTUCKY BLUEGRASS	5%

IRRIGATED SEED

WESTERN WHEATGRASS	12%
THICK SPIKE WHEATGRASS	18%
SIDEOATS GRAMA	12%
BLUE GRAMA	25%
LITTLE BLUSTEM	16%
PRARIE SANDREED	12%
SAND DROPSEED	5%

SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

SITE LEGEND

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

REFER TO SHEET 21 FOR CITY LANDSCAPE REQUIREMENTS AND NOTES

REFER TO SHEET 28 FOR LANDSCAPE PLANT LIST AND DETAILS

NORTH

0 20 40 80'

SCALE: 1"=40'-0"

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PROLOGIS PARK 70 FILING NO. 12
SITE PLAN

LANDSCAPE PLAN

	DATE	REMARKS
1	06.23.2022	1ST SUBMITTAL
2	08.22.2022	2ND SUBMITTAL
3	08.22.2022	3RD SUBMITTAL

JOB NO.:	22.103
PA / PM:	KTS
DESIGNED:	KTS
DATE:	02/14/22
PLOT DATE:	08/22/22

SHEET 22
Sheet 22 of 48

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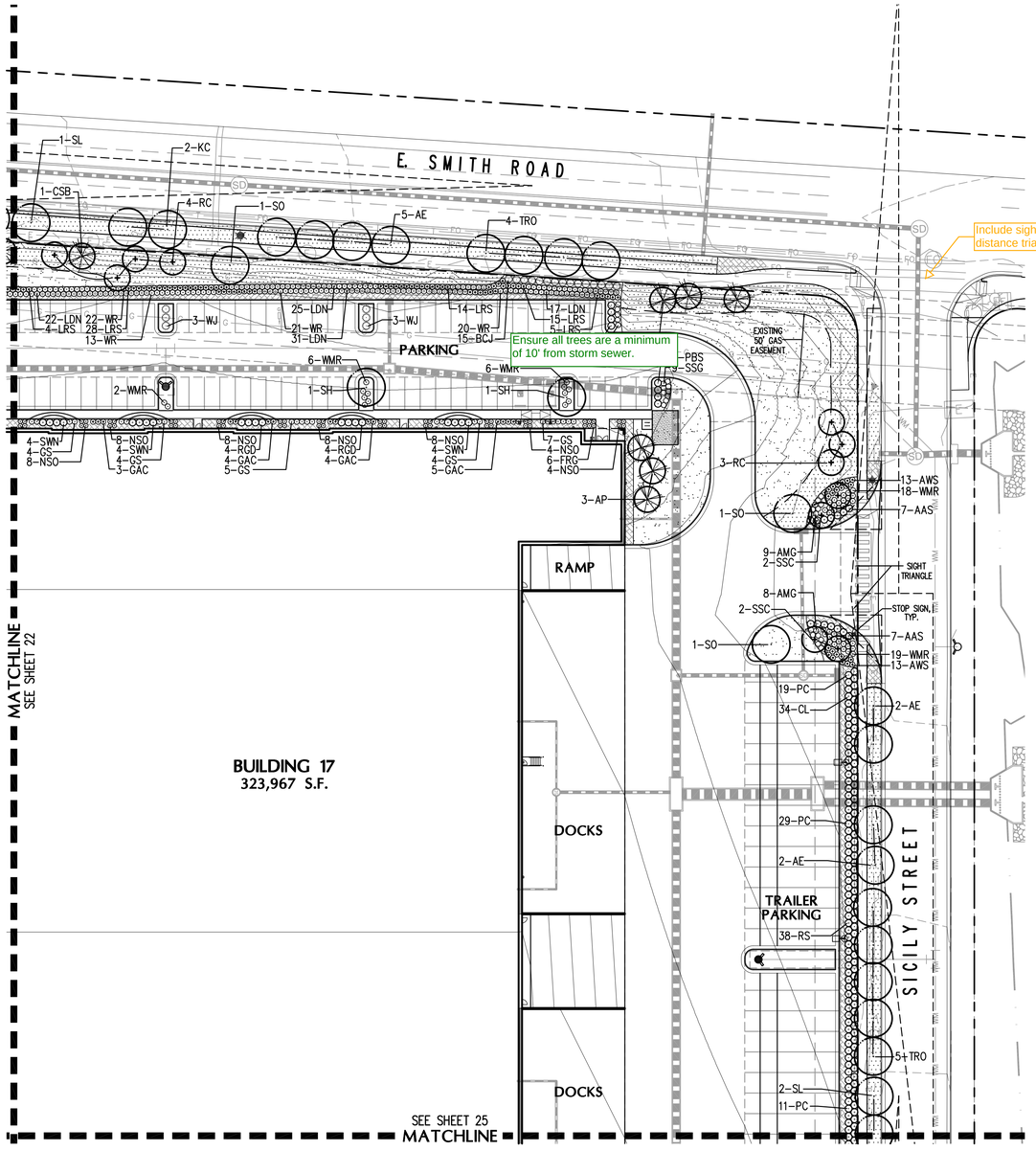


LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

GROUNDCOVER LEGEND:

IRRIGATED SOD
TEXAS HYBRID 'THERMAL BLUE'

IRRIGATED 'NATURE'S CHOICE' SEED

EPHRAIM CRESTED WHEATGRASS	70%
SHEEPS FESCUE	15%
TURF TYPE PERENNIAL RYE	10%
KENTUCKY BLUEGRASS	5%

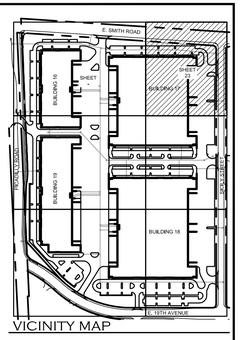
IRRIGATED SEED

WESTERN WHEATGRASS	12%
THICK SPIKE WHEATGRASS	18%
SIDEOATS GRAMA	12%
BLUE GRAMA	25%
LITTLE BLUSTEM	16%
PRARIE SANDREED	12%
SAND DROPSEED	5%

SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

SITE LEGEND

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



VICINITY MAP

REFER TO SHEET 21 FOR CITY LANDSCAPE REQUIREMENTS AND NOTES

REFER TO SHEET 28 FOR LANDSCAPE PLANT LIST AND DETAILS

NORTH

0 20 40 80'

SCALE: 1"=40'-0"

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LANDSCAPE PLAN

	DATE	REMARKS
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JOB NO.:	22.103
PA / PM:	KTS
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DATE:	02/14/22
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SHEET 23
Sheet 23 of 48

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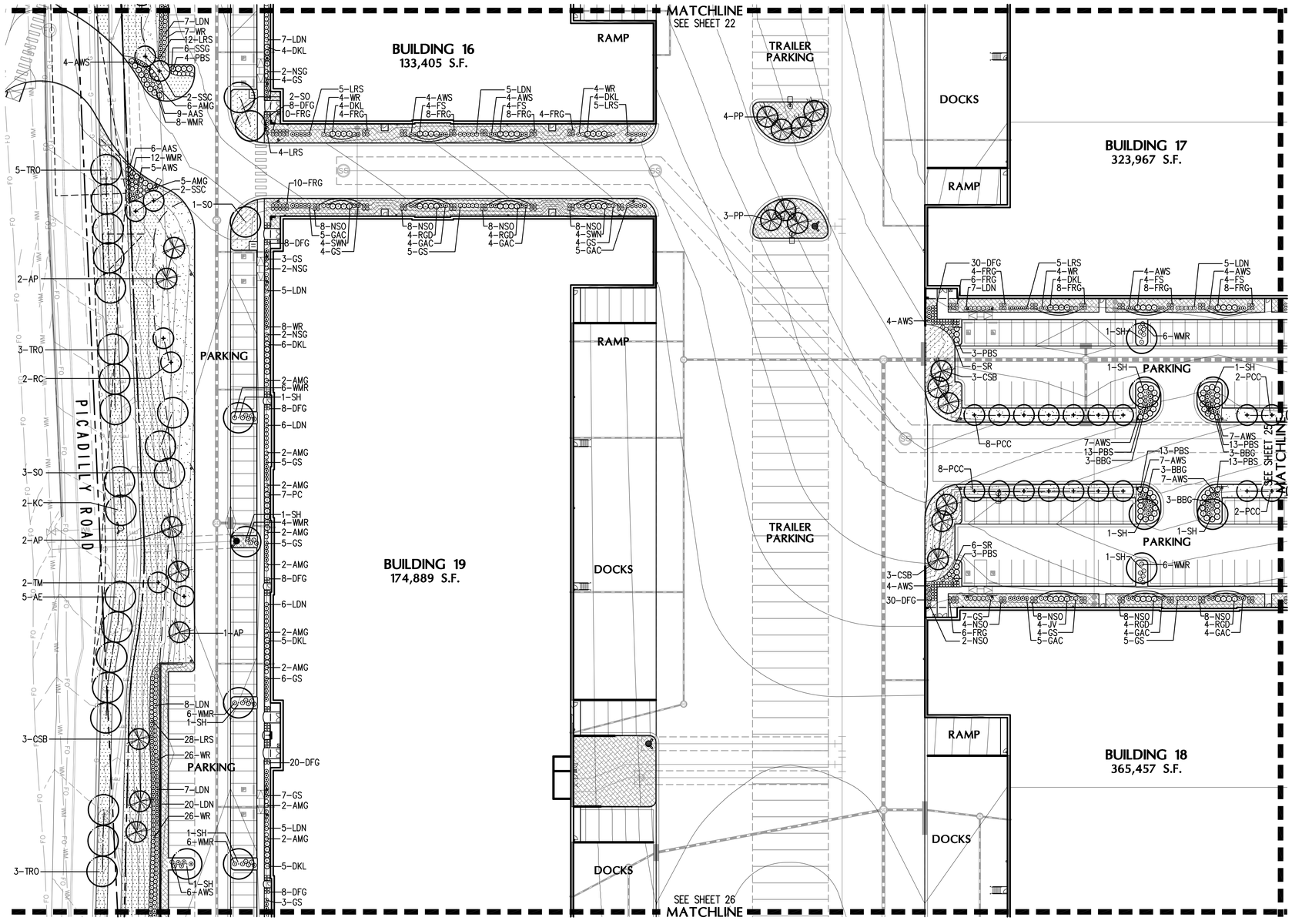

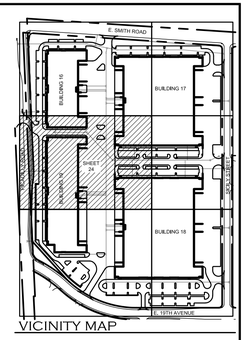

VICINITY MAP

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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TEXAS HYBRID 'THERMAL BLUE'

IRRIGATED 'NATURE'S CHOICE' SEED

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SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

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- KNOX BOX
- FDC WITH APPROVED KNOX HARDWARE
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- PROPOSED SITE LIGHT
- PROPOSED STREET LIGHT

REFER TO SHEET 21 FOR CITY LANDSCAPE REQUIREMENTS AND NOTES

REFER TO SHEET 28 FOR LANDSCAPE PLANT LIST AND DETAILS

NORTH

0 20 40 80'

SCALE: 1"=40'-0"

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FOR AND ON BEHALF OF WARE MALCOMB

PROLOGIS PARK 70
FILING NO. 12
SITE PLAN

LANDSCAPE PLAN

	DATE	REMARKS
1	02.25.2022	1ST SUBMITTAL
2	06.21.2022	2ND SUBMITTAL
3	08.22.2022	3RD SUBMITTAL

JOB NO.:	22.103
PA / PM:	KTS
DESIGNED:	KTS
DATE:	02/14/22
PLOT DATE:	08/22/22

SHEET 24

Sheet 24 of 48

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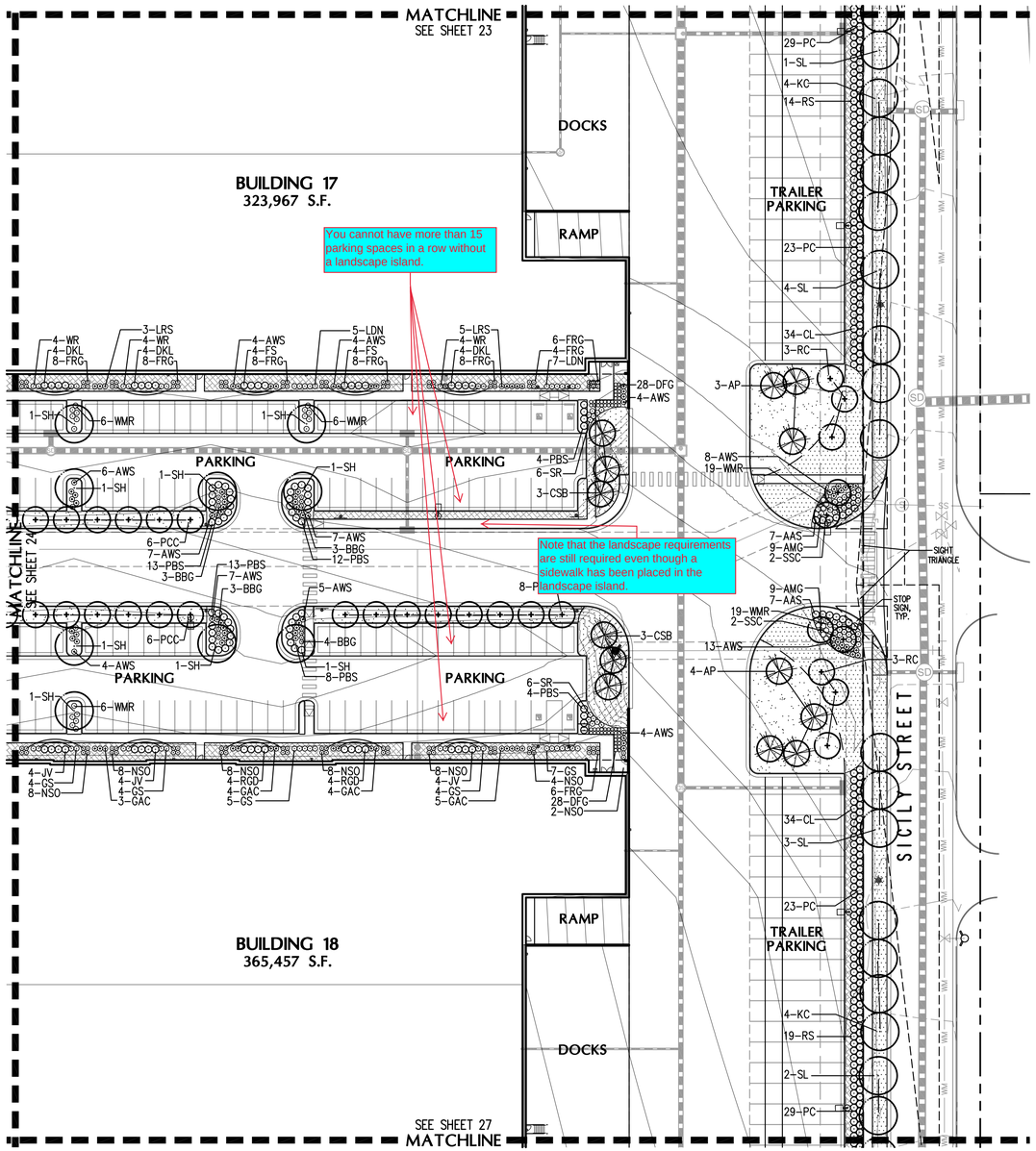


LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

GROUNDCOVER LEGEND:

IRRIGATED SOD
TEXAS HYBRID 'THERMAL BLUE'

IRRIGATED 'NATURE'S CHOICE' SEED

EPHRAIM CRESTED WHEATGRASS	70%
SHEEPS FESCUE	15%
TURF TYPE PERENNIAL RYE	10%
KENTUCKY BLUEGRASS	5%

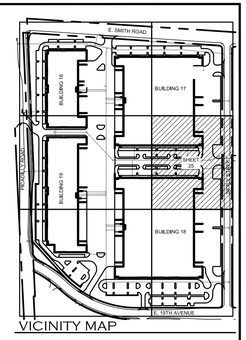
IRRIGATED SEED

WESTERN WHEATGRASS	12%
THICK SPIKE WHEATGRASS	18%
SIDEOATS GRAMA	12%
BLUE GRAMA	25%
LITTLE BLUSTEM	16%
PRARIE SANDREED	12%
SAND DROPSEED	5%

SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

SITE LEGEND

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



VICINITY MAP

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NORTH SCALE: 1"=40'-0" (0, 20, 40, 80')

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SHEET 25
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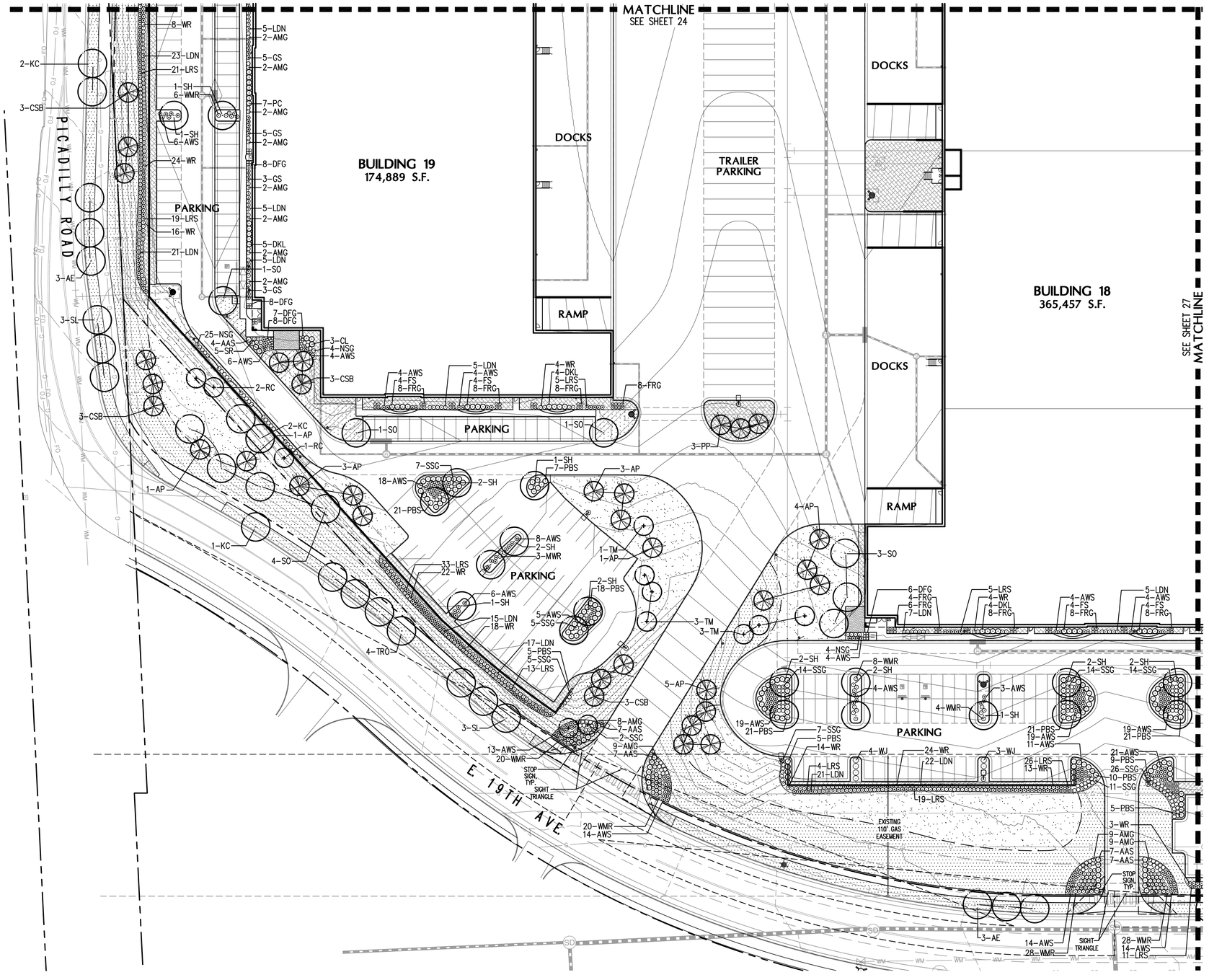

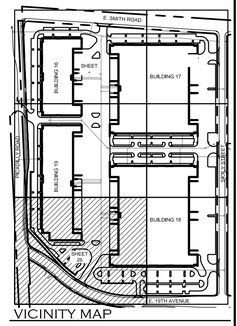

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SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

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SHEET 26

Sheet 26 of 48

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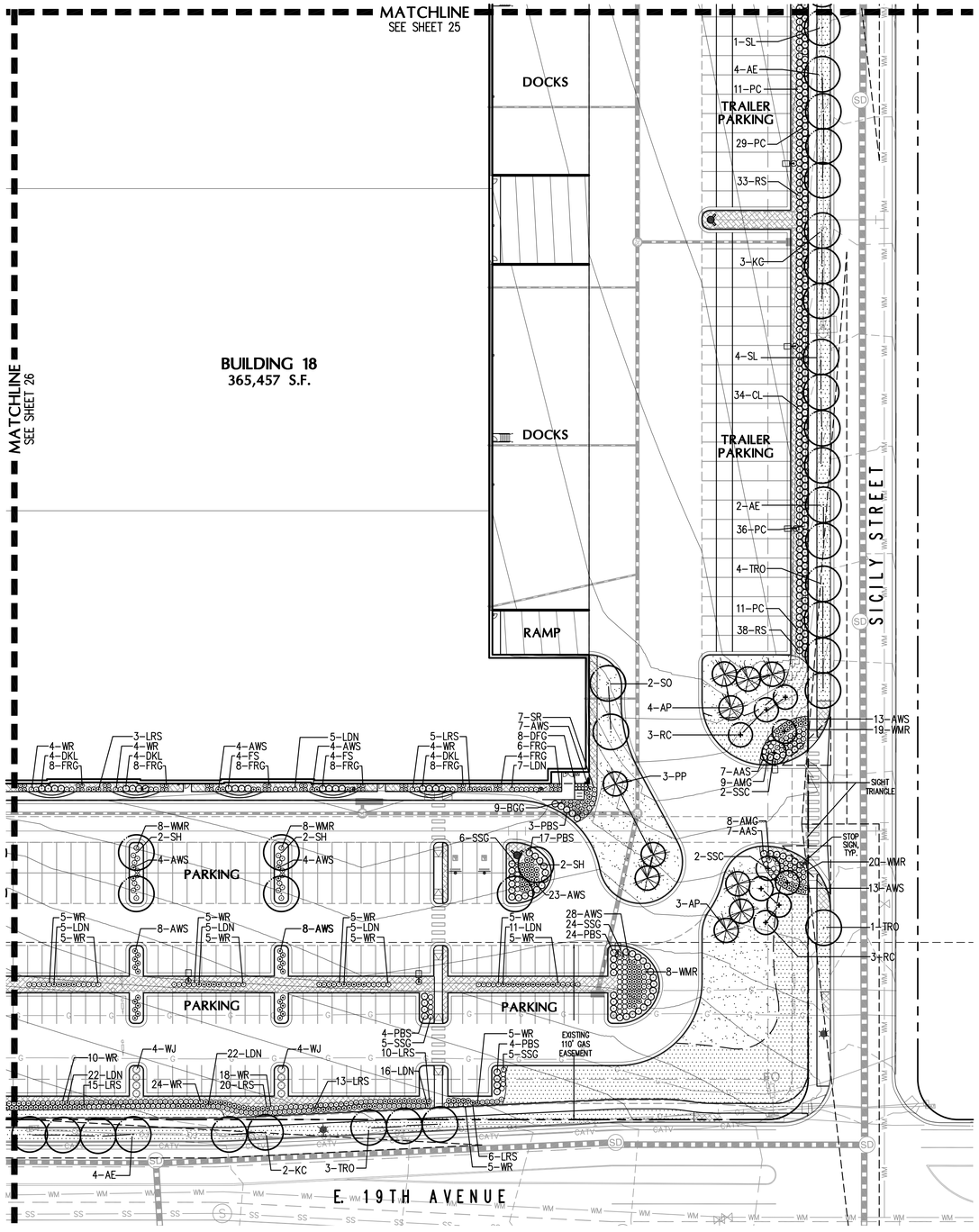

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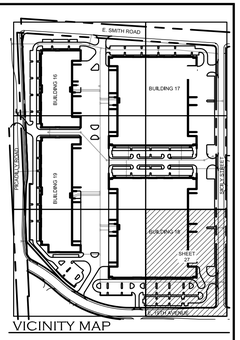

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SHEET 27
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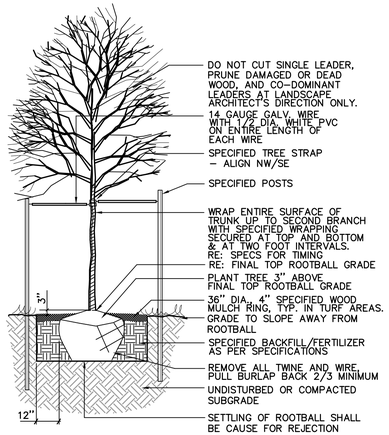
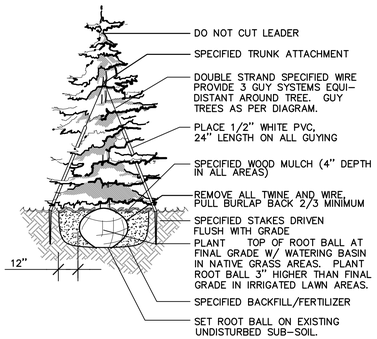
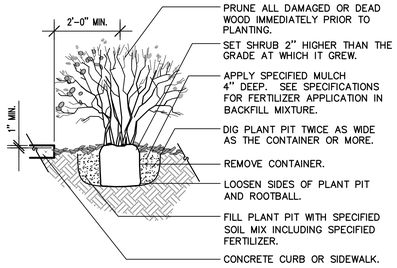


1 DECIDUOUS TREE PLANTING
N.T.S.



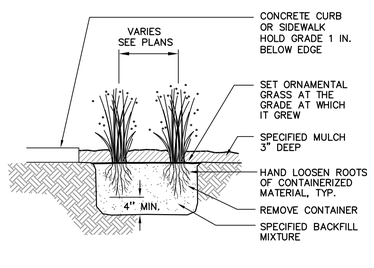
NOTES:
1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2 EVERGREEN TREE PLANTING
N.T.S.

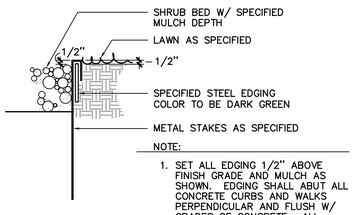


NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS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

3 SHRUB PLANTING DETAIL
N.T.S.



4 ORNAMENTAL GRASS DETAIL
N.T.S.



NOTE:
1. SET ALL EDGING 1/2" ABOVE FINISH GRADE AND MULCH AS SHOWN. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH W/ GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.

5 STEEL EDGER DETAIL
N.T.S.

PLANT LIST

SYM.	BLDG 16 QTY	BLDG 17 QTY	BLDG 18 QTY	BLDG 19 QTY	KEY	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
						DECIDUOUS SHADE TREES			
	7	12	22	20	SH	Shademaster Honeylocust Gleditsia tiracanthos inermis 'Shademaster'	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	12	6	5	6	SO	Shumard Oak Quercus shumardii	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	8	9	8	15	TRO	Texas Red Oak Quercus buckleyi	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	4	14	7	9	SL	Sentry Linden Tilia amaericana 'Sentry'	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	7	13	11	10	AE	Accolade Elm Ulmus accolade	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	5	6	9	11	KC	Kentucky Coffeetree Gymnocladus diocicus 'Espresso'	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
						ORNAMENTAL TREES			
	5	8	6	4	SSC	Spring Snow Crabapple Malus sp. 'Spring Snow'	2" cal.	Specimen quality, full crown, B&B, staked	Low
	–	16	24	–	PCC	Chanticleer Pear Pyrus calleryana 'Chanticleer'	2" cal.	Specimen quality, full crown, B&B, staked	Low
	5	10	9	5	RC	Radiant Crabapple Malus sp. 'Radiant'	2" cal.	Specimen quality, full crown, B&B, staked	Low
	2	–	3	6	TM	Hot Wings Tatarian Maple Acer tataricum 'Hot Wings'	6' ht.	Specimen quality, clump form, B&B, staked	Low
						EVERGREEN TREES			
	7	15	6	15	CSB	Baker Colorado Spruce Picea pungens 'Baker'	6' ht.	Specimen quality, full form, B&B, guyed	Med
	14	9	20	16	AP	Austrian Pine Pinus nigra	6' ht.	Specimen quality, full form, B&B, guyed	Low
	7	–	3	3	PP	Pinon Pine Pinus cembroides edulis	6' ht.	Specimen quality, full form, B&B, guyed	Low
						DECIDUOUS SHRUBS			
	49	96	309	85	AWS	Anthony Waterer Spirea Spiraea 'Anthony Waterer'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Med
	199	138	172	144	WR	Winnipeg Parks Shrub Rose Rosa 'Winnipeg Parks'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
	22	40	40	58	GS	Goldflame Sprirea Spiraea 'Gold Flame'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Med
	187	144	127	119	LRS	Little Spire Russian Sage Perovskia atriplicifolia 'Little Spire'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
	202	165	153	136	LDN	Little Devil Ninebark Physocarpus opulifolius 'Little Devil'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
	–	12	13	5	SR	Morden Sunrise Shrub Rose Rosa 'Morden Sunrise'	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	Low
	62	116	170	63	WMR	White Meidiland Shrub Rose Rosa 'Meidiland White'	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	Low
	18	29	29	18	GAC	Green Mound Alpine Currant Ribes alpinum 'Green Mound'	5 gal.	container, 5 canes min. 4' ht., plant 3' o.c.	Low
	17	16	16	25	DKL	Dwarf Korean Lilac Syringa meyeri 'Palibin'	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low
	8	16	16	8	FS	Fragrant Sumac Rhus aromatica	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
	14	111	139	14	PC	Peking Cotoneaster Cotoneaster lucidus	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
	27	68	194	64	PBS	Pawnee Buttes Sandcherry Prunus Besseyi 'Pawnee Buttes'	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.	Low
	–	52	90	–	RS	Russian Sage Perovskia atriplicifolia	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
	–	68	68	3	CL	Chinese Lilac Perovskia atriplicifolia	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
	8	–	16	–	JV	Judd Viburnum Viburnum x juddii	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Med
	16	28	28	17	AAS	Autumn Amber Sumac Rhus trilobata 'Autumn Amber'	5 gal.	container, 5 canes min. 18"' ht., plant 4' o.c.	Low
	–	16	–	8	SWN	Summer Wine Ninebark Physocarpus opulifolius 'Summer Wine'	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low
	8	16	16	8	RGD	Red Gnome Dogwood Cornus alba 'Red Gnome'	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Med

SYM.	BLDG 16 QTY	BLDG 17 QTY	BLDG 18 QTY	BLDG 19 QTY	KEY	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
						EVERGREEN SHRUBS			
	–	15	–	–	BCJ	Blue Chip Juniper Juniperus horizontalis 'Blue Chip'	5 gal.	container, 18"–24" spread 12" ht., plant 4' o.c.	Low
	8	12	15	–	WJ	Wilton Juniper Juniperus horizontalis 'Wiltonii'	5 gal.	container, 18"–24" spread 6" ht., plant 4' o.c.	Low
						PERENNIALS/ORNAMENTAL GRASSES			
	36	116	72	83	DFG	Dwarf Fountain Grass Pennisetum alopecuroides 'Hamelin'	5 gal.	container, plant 24" o.c.	Low
	–	26	21	–	BGG	Blond Ambition Blue Grama Grass Bouteloua gracilis 'Blonde Ambition'	5 gal.	container, plant 30" o.c.	Low
	56	96	80	34	FRG	Feather Reed Grass Calamagrostis acut. 'Karl Foerster'	5 gal.	container, plant 30" o.c.	Low
	24	80	76	32	NSO	Northern Sea Oats Chasmanthium latifolium	5 gal.	container, plant 30" o.c.	Low
	32	21	126	17	SSG	Shenandoah Switch Grass Panicum virgatum 'Shenandoah'	5 gal.	container, plant 36" o.c.	Low
	15	35	53	47	AMG	Adagio Maiden Grass Miscanthus sinensis 'Adagio'	5 gal.	container, plant 36" o.c.	Low
	18	–	–	33	NSG	Northwind Switch Grass Panicum virgatum 'Northwind'	5 gal.	container, plant 36" o.c.	Low

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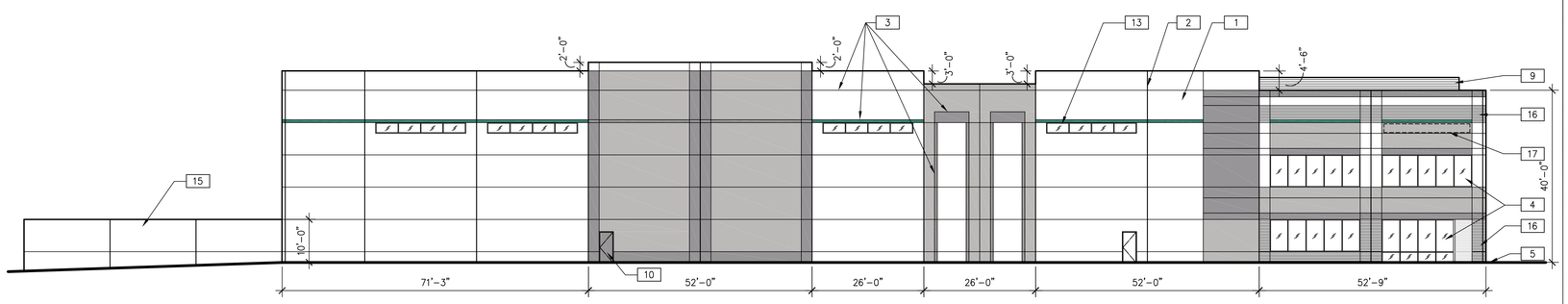
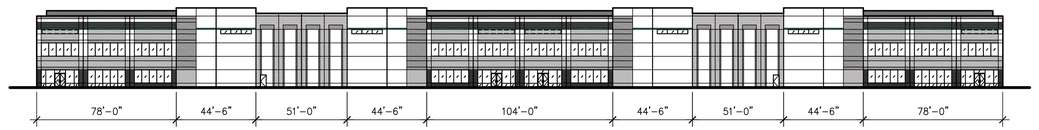


BLDG 16 NORTH ELEVATION

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



BLDG 16 WEST OVERALL ELEVATION

SCALE: 1" = 40'-0" (2)

ELEVATION NOTES

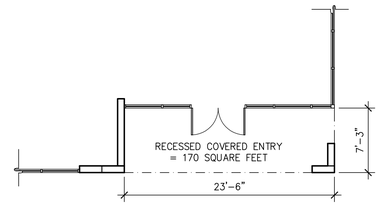
1. CONCRETE TILT-UP, PAINTED
2. CONCRETE TILT-UP JOINT
3. 3/4" V-REVEAL
4. ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS
5. FINISH GRADE, VARIES
6. EXTERIOR STEEL STAIRS, PAINTED TO MATCH ADJACENT WALL
7. 9'X10' DOCK DOOR
8. 13'X14' DRIVE IN DOOR
9. PAINTED RECESSED METAL ROOF FEATURE
10. 3'X7' HOLLOW METAL MAN DOOR
11. KNOX BOX [X]
12. FIRE DEPARTMENT CONNECTION [Y]
13. CLERESTORY WINDOW
14. DOCK BUMPER
15. 10'-0" TALL SCREEN WALL
16. 'S' DECK FORM LINER CAST INTO PANEL
17. POTENTIAL TENANT LOCATION FOR SIGNAGE (UNDER SEPARATE PERMIT)
18. FIRE RISER ACCESS DOOR

COLOR LEGEND

- [A] MAIN COLOR: PLD-9 PURE WHITE
- [B] SECONDARY COLOR: PLD-6 SABLE
- [C] ACCENT COLOR: PLD-7 LIQUORICE TINT
- [D] ACCENT COLOR: PLD-5 NEW DARK GREEN

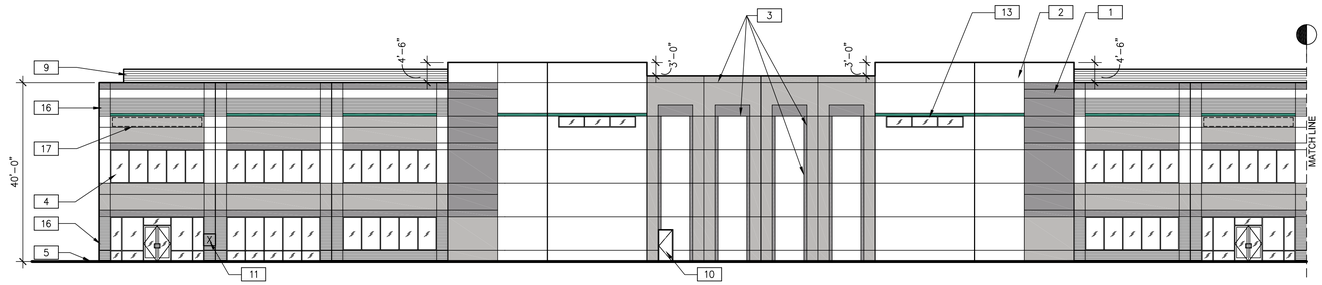
LEGEND

VISION GLAZING - PPG ATLANTICA



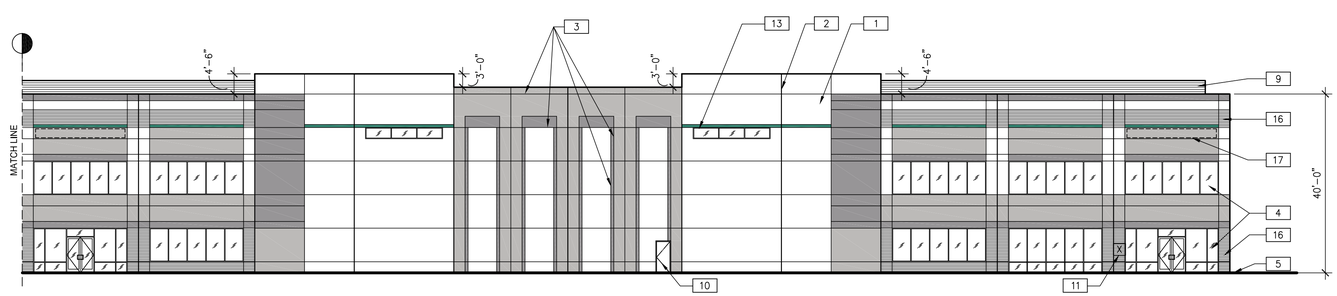
TYPICAL ENTRY PLAN

SCALE: 1/8"=1'-0" (A)



PARTIAL BLDG 16 WEST ELEVATION

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



PARTIAL BLDG 16 WEST ELEVATION

SCALE: 1/16"=1'-0" (4)

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PROLOGIS PARK 70 SUBDIVISION
FILING NO. 12

BLDG 16 ELEVATIONS

NO.	DATE	REMARKS
1	02/21/2022	1ST SUBMITTAL
2	06/21/2022	2ND SUBMITTAL
3	08/22/2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	

SHEET 29

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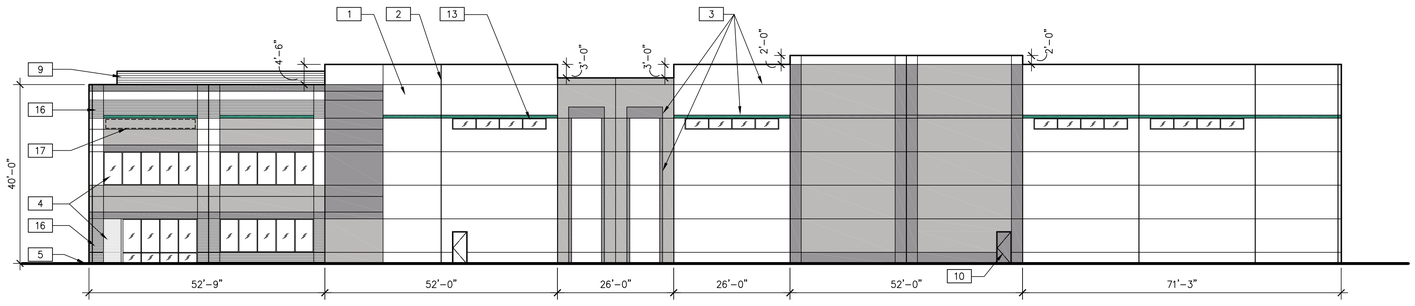
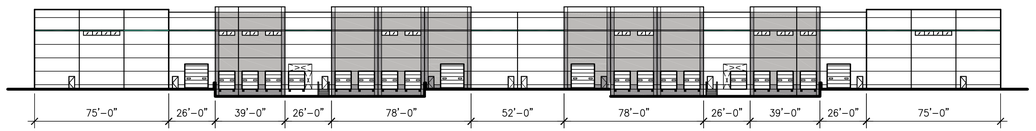


BLDG 16 SOUTH ELEVATION

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



BLDG 16 EAST OVERALL ELEVATION

SCALE: 1" = 40'-0" (2)

ELEVATION NOTES

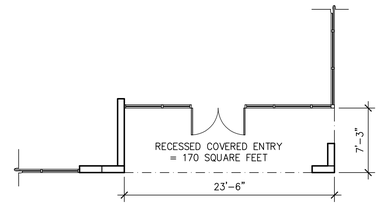
1. CONCRETE TILT-UP, PAINTED
2. CONCRETE TILT-UP JOINT
3. 3/4" V-REVEAL
4. ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS
5. FINISH GRADE, VARIES
6. EXTERIOR STEEL STAIRS, PAINTED TO MATCH ADJACENT WALL
7. 9'X10' DOCK DOOR
8. 13'X14' DRIVE IN DOOR
9. PAINTED RECESSED METAL ROOF FEATURE
10. 3'X7' HOLLOW METAL MAN DOOR
11. KNOX BOX [X]
12. FIRE DEPARTMENT CONNECTION [Y]
13. CLERESTORY WINDOW
14. DOCK BUMPER
15. 10'-0" TALL SCREEN WALL
16. 'S' DECK FORM LINER CAST INTO PANEL
17. POTENTIAL TENANT LOCATION FOR SIGNAGE (UNDER SEPARATE PERMIT)
18. FIRE RISER ACCESS DOOR

COLOR LEGEND

- [A] MAIN COLOR: PLD-9 PURE WHITE
- [B] SECONDARY COLOR: PLD-6 SABLE
- [C] ACCENT COLOR: PLD-7 LIQUORICE TINT
- [D] ACCENT COLOR: PLD-5 NEW DARK GREEN

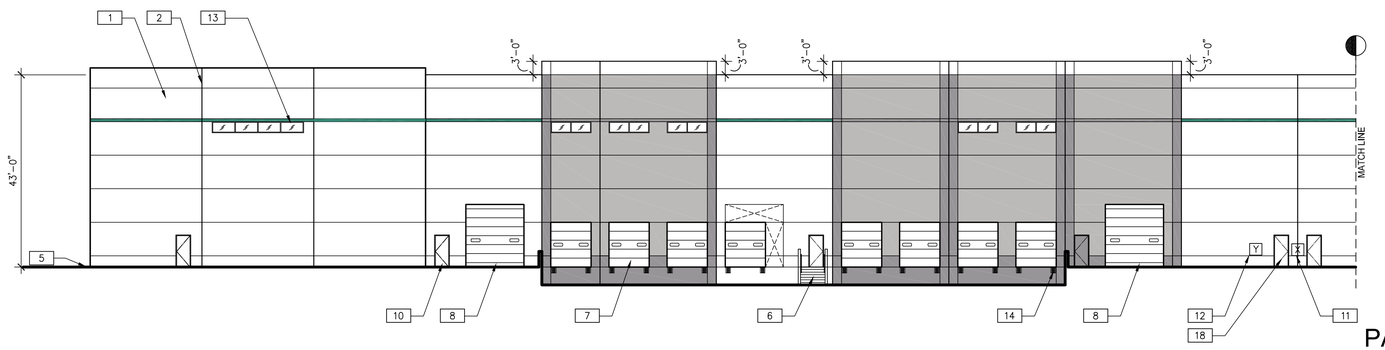
LEGEND

- VISION GLAZING - PPG ATLANTICA



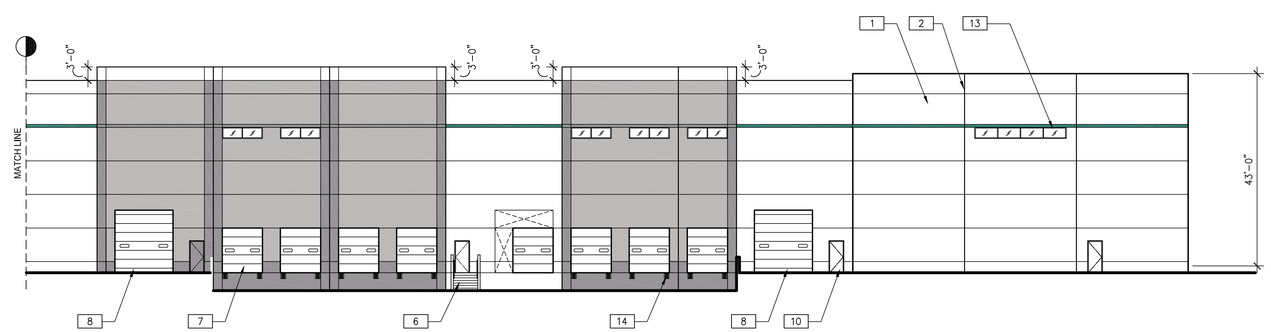
TYPICAL ENTRY PLAN

SCALE: 1/8"=1'-0" (A)



PARTIAL BLDG 16 EAST ELEVATION

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



PARTIAL BLDG 16 EAST ELEVATION

SCALE: 1/16"=1'-0" (4)

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SHEET
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Sheet 30 of 48

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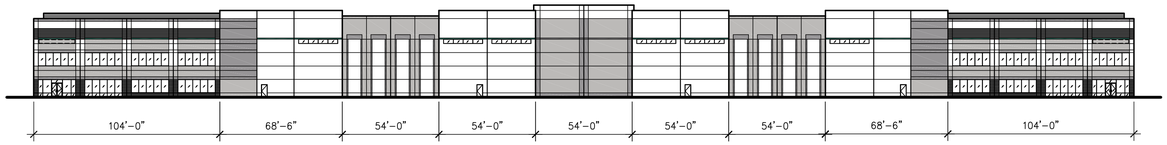
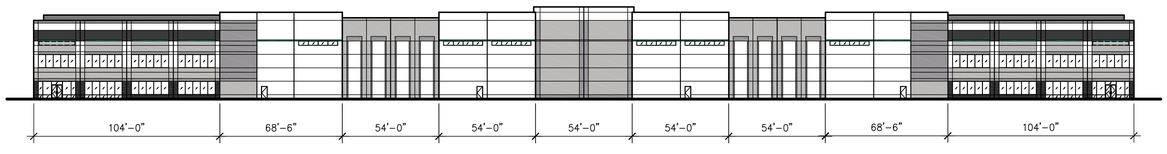


BLDG 17 NORTH OVERALL ELEVATION (1)
SCALE: 1" = 40–0"



BLDG 17 SOUTH OVERALL ELEVATION (2)
SCALE: 1" = 40–0"

ELEVATION NOTES

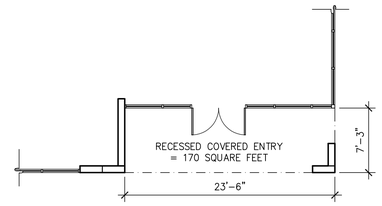
1. CONCRETE TILT–UP, PAINTED
2. CONCRETE TILT–UP JOINT
3. 3/4" V–REVEAL
4. ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS
5. FINISH GRADE, VARIES
6. EXTERIOR STEEL STAIRS, PAINTED TO MATCH ADJACENT WALL
7. 9'X10' DOCK DOOR
8. 13'X14' DRIVE IN DOOR
9. PAINTED RECESSED METAL ROOF FEATURE
10. 3'X7' HOLLOW METAL MAN DOOR
11. KNOX BOX [X]
12. FIRE DEPARTMENT CONNECTION [Y]
13. CLERESTORY WINDOW
14. DOCK BUMPER
15. 10'–0" TALL SCREEN WALL
16. 'S' DECK FORM LINER CAST INTO PANEL
17. POTENTIAL TENANT LOCATION FOR SIGNAGE (UNDER SEPARATE PERMIT)
18. FIRE RISER ACCESS DOOR

COLOR LEGEND

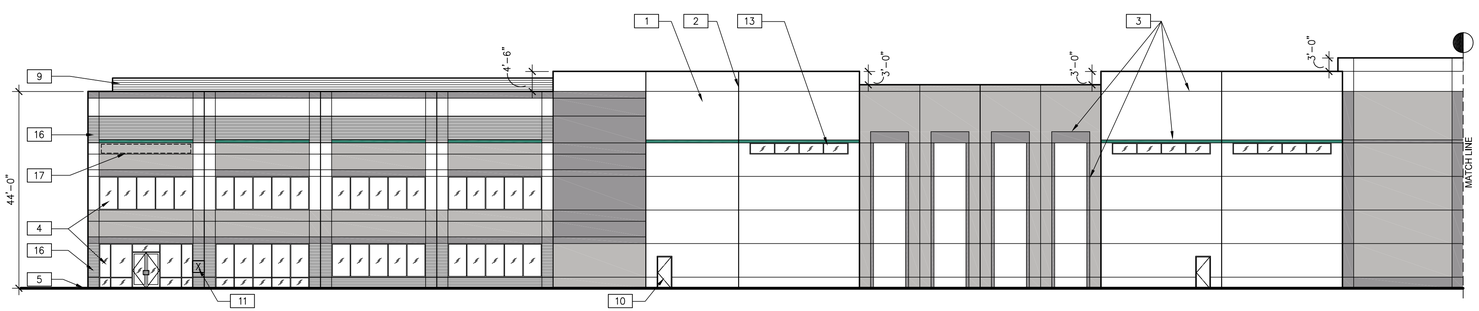
- A — MAIN COLOR: PLD–9 PURE WHITE
- B — SECONDARY COLOR: PLD–6 SABLE
- C — ACCENT COLOR: PLD–7 LIQUORICE TINT
- D — ACCENT COLOR: PLD–5 NEW DARK GREEN

LEGEND

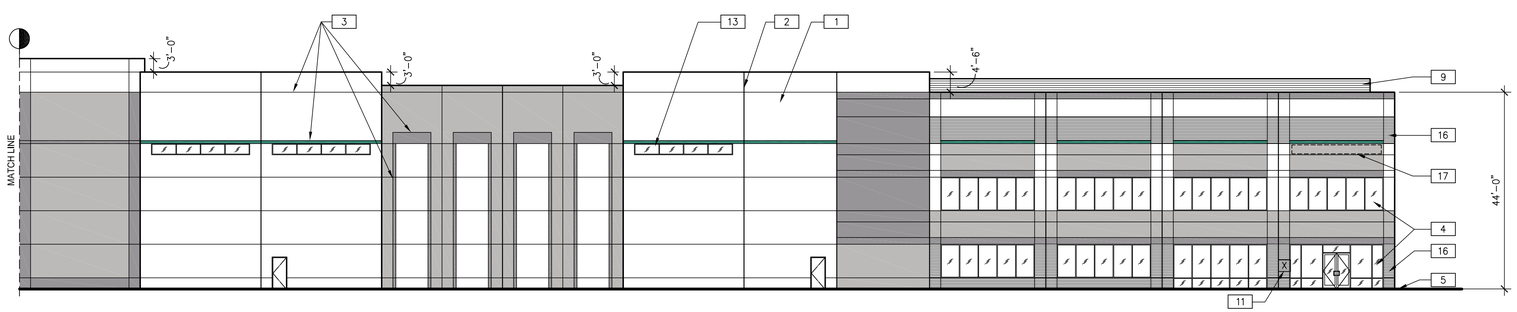
VISION GLAZING – PPG ATLANTICA



TYPICAL ENTRY PLAN (A)
SCALE: 1/8"=1'–0"



PARTIAL BLDG 17 NORTH/SOUTH ELEVATION (3)
SCALE: 1/16"=1'–0"



PARTIAL BLDG 17 NORTH ELEVATION (4)
SCALE: 1/16"=1'–0"

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BLDG 17 ELEVATIONS

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JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
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SHEET 31
Sheet 31 of 48

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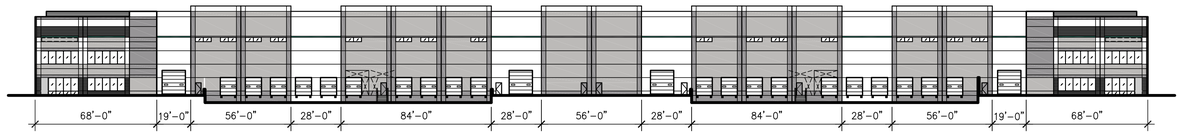


BLDG 17 WEST OVERALL ELEVATION (1)
SCALE: 1" = 40–0"

ELEVATION NOTES

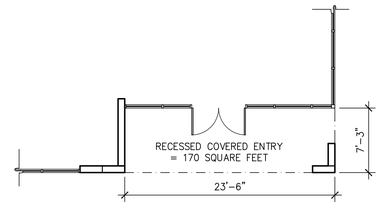
1. CONCRETE TILT–UP, PAINTED
2. CONCRETE TILT–UP JOINT
3. 3/4" V–REVEAL
4. ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS
5. FINISH GRADE, VARIES
6. EXTERIOR STEEL STAIRS, PAINTED TO MATCH ADJACENT WALL
7. 9'X10' DOCK DOOR
8. 13'X14' DRIVE IN DOOR
9. PAINTED RECESSED METAL ROOF FEATURE
10. 3'X7' HOLLOW METAL MAN DOOR
11. KNOX BOX [X]
12. FIRE DEPARTMENT CONNECTION [Y]
13. CLERESTORY WINDOW
14. DOCK BUMPER
15. 10'–0" TALL SCREEN WALL
16. 'S' DECK FORM LINER CAST INTO PANEL
17. POTENTIAL TENANT LOCATION FOR SIGNAGE (UNDER SEPARATE PERMIT)
18. FIRE RISER ACCESS DOOR

COLOR LEGEND

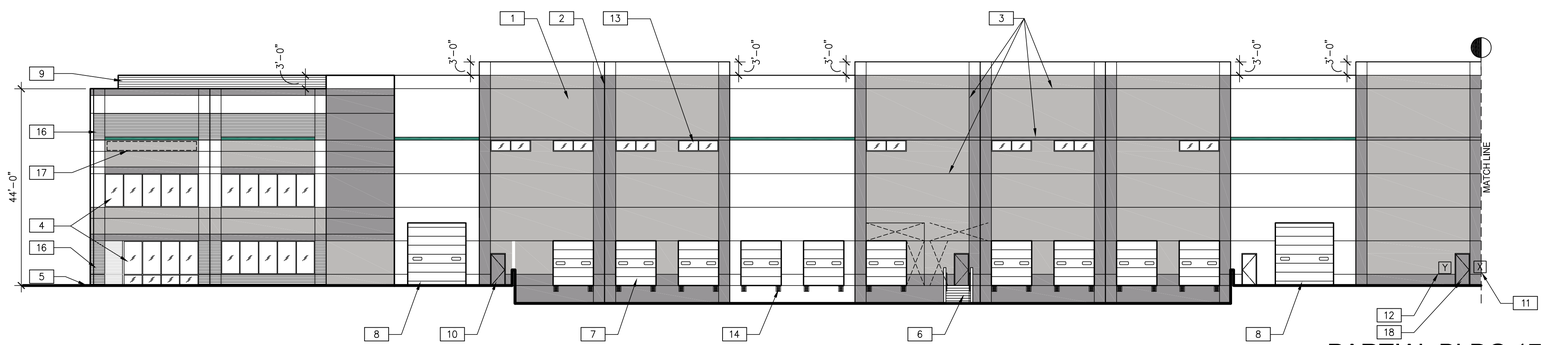
- [A] MAIN COLOR: PLD–9 PURE WHITE
- [B] SECONDARY COLOR: PLD–6 SABLE
- [C] ACCENT COLOR: PLD–7 LIQUORICE TINT
- [D] ACCENT COLOR: PLD–5 NEW DARK GREEN

LEGEND

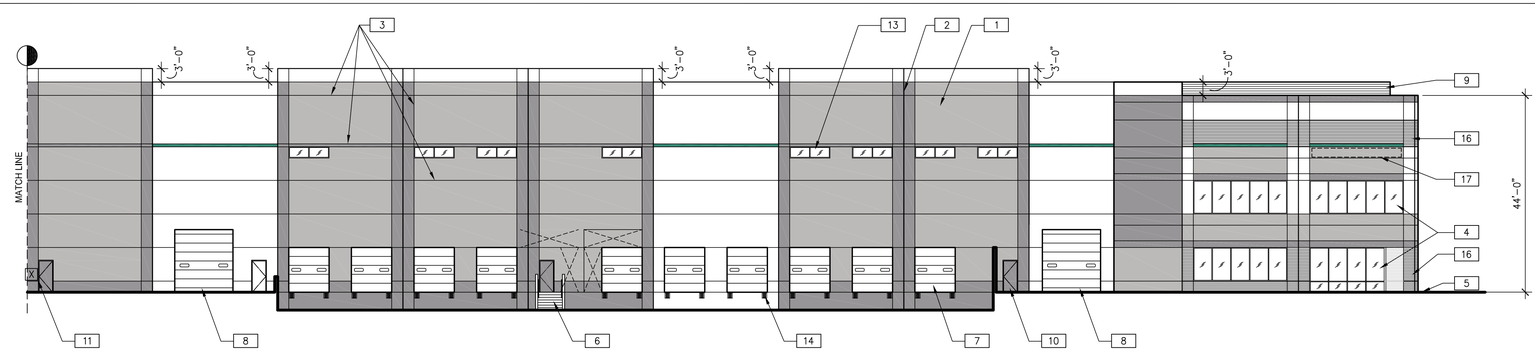
- VISION GLAZING – PPG ATLANTICA



TYPICAL ENTRY PLAN (A)
SCALE: 1/8"=1'–0"



PARTIAL BLDG 17 WEST ELEVATION (2)
SCALE: 1/16"=1'–0"



PARTIAL BLDG 17 WEST ELEVATION (3)
SCALE: 1/16"=1'–0"

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SHEET 32
Sheet 32 of 48

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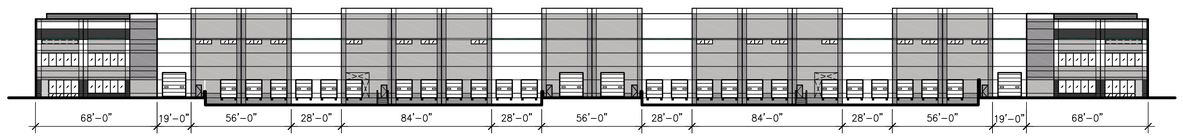

BLDG 17 EAST OVERALL ELEVATION (1)
SCALE: 1" = 40'-0"

ELEVATION NOTES

1. CONCRETE TILT-UP, PAINTED
2. CONCRETE TILT-UP JOINT
3. 3/4" V-REVEAL
4. ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS
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9. PAINTED RECESSED METAL ROOF FEATURE
10. 3'X7' HOLLOW METAL MAN DOOR
11. KNOX BOX [X]
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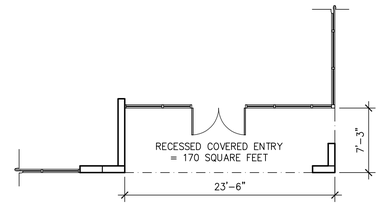
17. POTENTIAL TENANT LOCATION FOR SIGNAGE (UNDER SEPARATE PERMIT)
18. FIRE RISER ACCESS DOOR

COLOR LEGEND

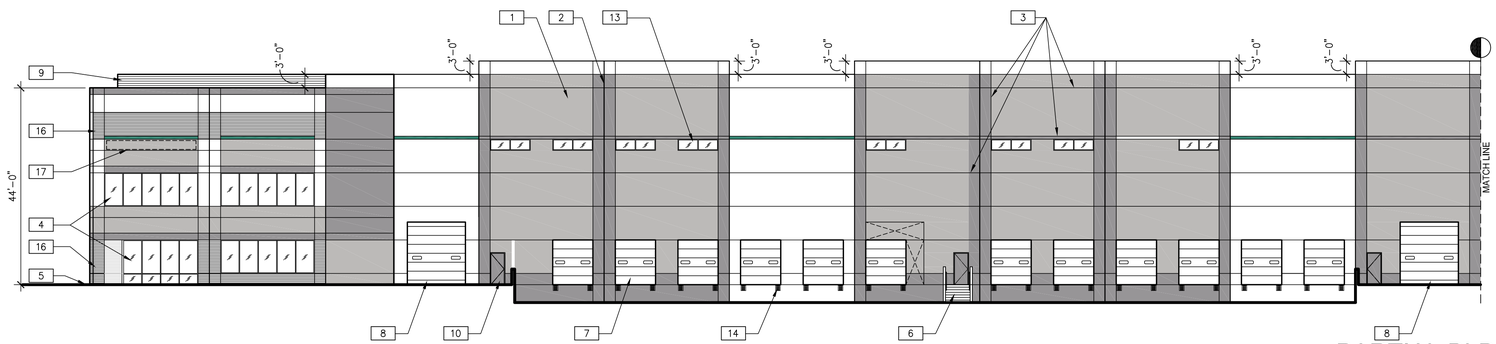
- [A] MAIN COLOR: PLD-9 PURE WHITE
- [B] SECONDARY COLOR: PLD-6 SABLE
- [C] ACCENT COLOR: PLD-7 LIQUORICE TINT
- [D] ACCENT COLOR: PLD-5 NEW DARK GREEN

LEGEND

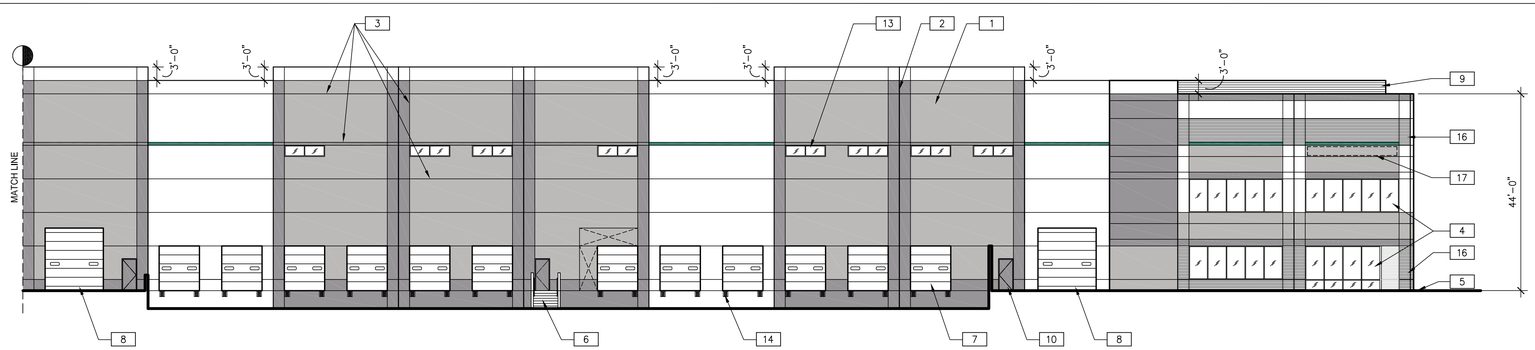
- VISION GLAZING - PPG ATLANTICA



TYPICAL ENTRY PLAN (A)
SCALE: 1/8"=1'-0"



PARTIAL BLDG 17 EAST ELEVATION (2)
SCALE: 1/16"=1'-0"



PARTIAL BLDG 17 EAST ELEVATION (3)
SCALE: 1/16"=1'-0"

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SHEET 33
Sheet 33 of 48

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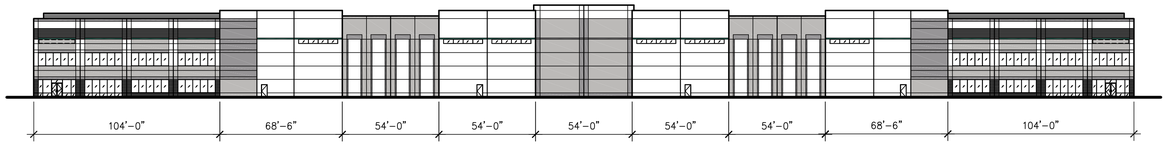
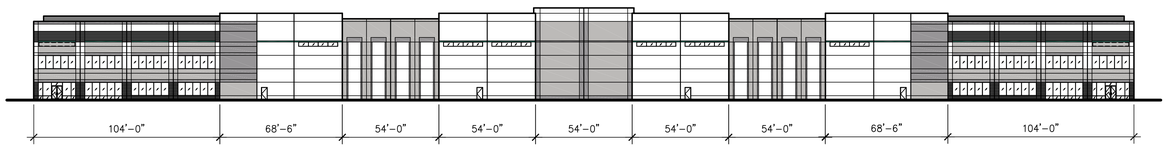


BLDG 18 NORTH OVERALL ELEVATION (1)
SCALE: 1" = 40–0"



BLDG 18 SOUTH OVERALL ELEVATION (2)
SCALE: 1" = 40–0"

ELEVATION NOTES

1. CONCRETE TILT–UP, PAINTED
2. CONCRETE TILT–UP JOINT
3. 3/4" V–REVEAL
4. ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS
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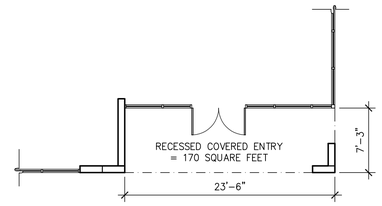
COLOR LEGEND

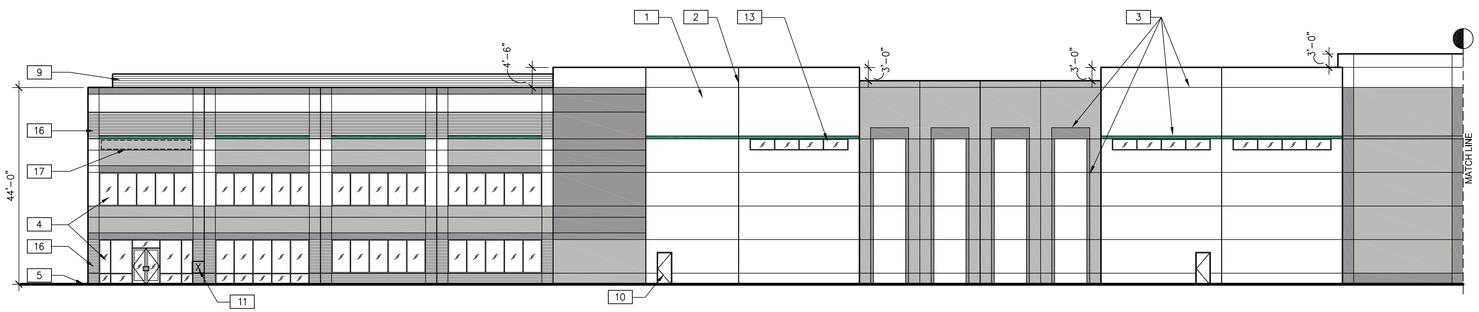
- [A] MAIN COLOR: PLD–9 PURE WHITE
- [B] SECONDARY COLOR: PLD–6 SABLE
- [C] ACCENT COLOR: PLD–7 LIQUORICE TINT
- [D] ACCENT COLOR: PLD–5 NEW DARK GREEN

LEGEND

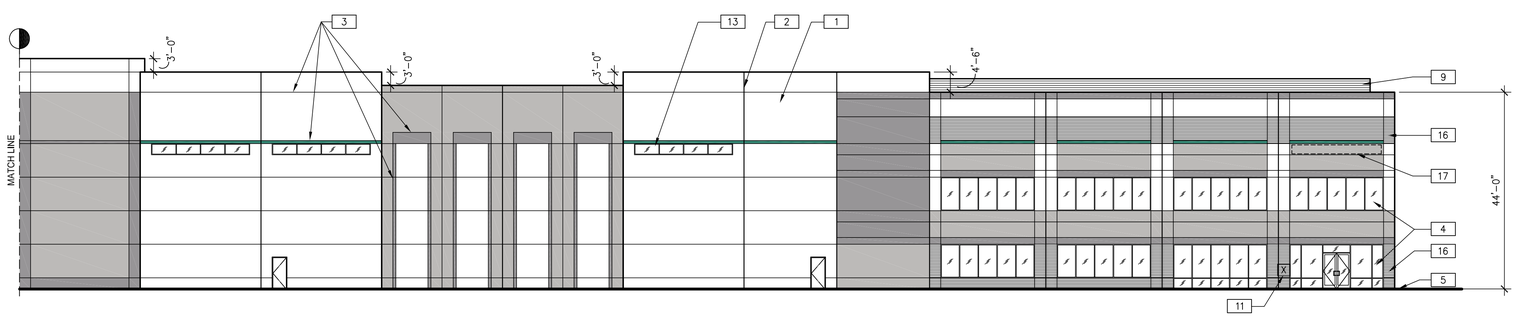
VISION GLAZING – PPG ATLANTICA



TYPICAL ENTRY PLAN (A)
SCALE: 1/8"=1'–0"



PARTIAL BLDG 18 NORTH/SOUTH ELEVATION (3)
SCALE: 1/16"=1'–0"



PARTIAL BLDG 18 NORTH ELEVATION (4)
SCALE: 1/16"=1'–0"

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waremalcomb.com

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PROLOGIS PARK 70 SUBDIVISION FILING NO. 12

BLDG 18 ELEVATIONS

NO.	DATE	REMARKS
1	02/21/2022	1ST SUBMITTAL
2	06/21/2022	2ND SUBMITTAL
3	08/22/2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	

SHEET 34
Sheet 34 of 48

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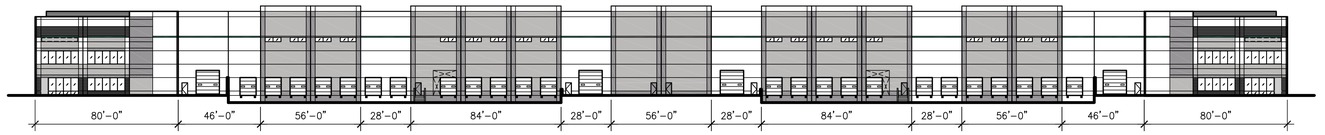


BLDG 18 WEST OVERALL ELEVATION (1)
SCALE: 1" = 40'–0"

ELEVATION NOTES

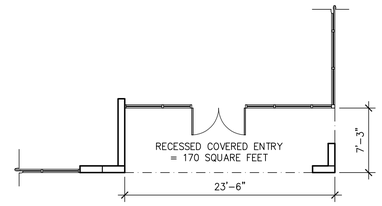
1. CONCRETE TILT–UP, PAINTED
2. CONCRETE TILT–UP JOINT
3. 3/4" V–REVEAL
4. ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS
5. FINISH GRADE, VARIES
6. EXTERIOR STEEL STAIRS, PAINTED TO MATCH ADJACENT WALL
7. 9'X10' DOCK DOOR
8. 13'X14' DRIVE IN DOOR
9. PAINTED RECESSED METAL ROOF FEATURE
10. 3'X7' HOLLOW METAL MAN DOOR
11. KNOX BOX [X]
12. FIRE DEPARTMENT CONNECTION [Y]
13. CLERESTORY WINDOW
14. DOCK BUMPER
15. 10'–0" TALL SCREEN WALL
16. 'S' DECK FORM LINER CAST INTO PANEL
17. POTENTIAL TENANT LOCATION FOR SIGNAGE (UNDER SEPARATE PERMIT)
18. FIRE RISER ACCESS DOOR

COLOR LEGEND

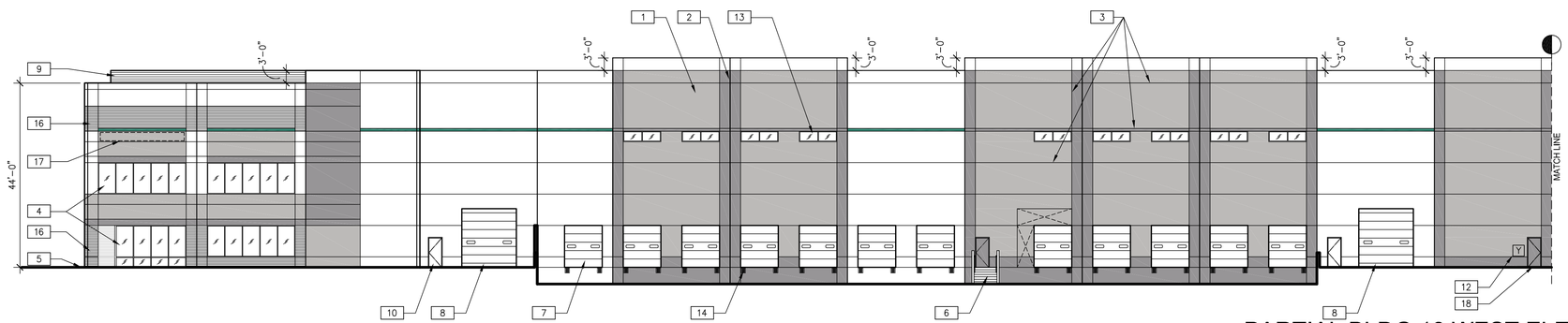
- [A] MAIN COLOR: PLD–9 PURE WHITE
- [B] SECONDARY COLOR: PLD–6 SABLE
- [C] ACCENT COLOR: PLD–7 LIQUORICE TINT
- [D] ACCENT COLOR: PLD–5 NEW DARK GREEN

LEGEND

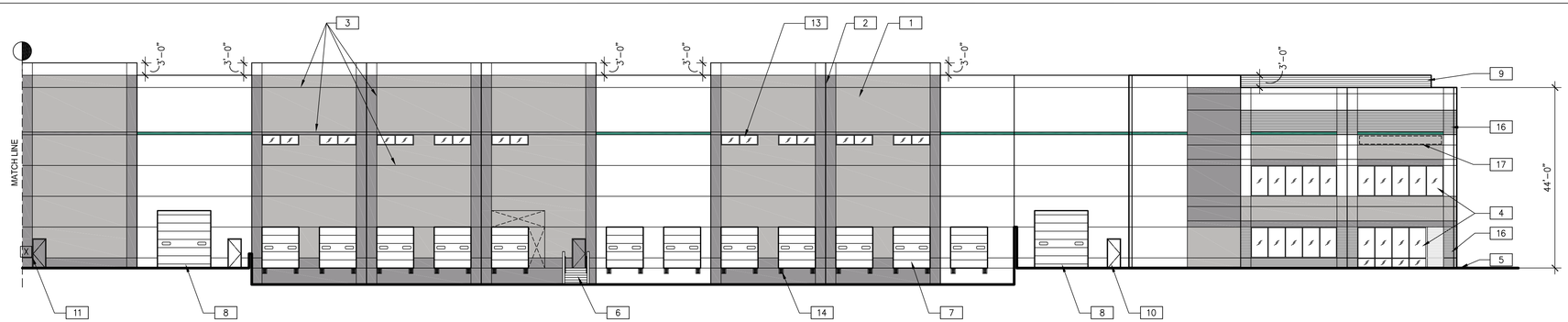
VISION GLAZING – PPG ATLANTICA



TYPICAL ENTRY PLAN (A)
SCALE: 1/8"=1'–0"



PARTIAL BLDG 18 WEST ELEVATION (2)
SCALE: 1/16"=1'–0"



PARTIAL BLDG 18 WEST ELEVATION (3)
SCALE: 1/16"=1'–0"

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SHEET 35
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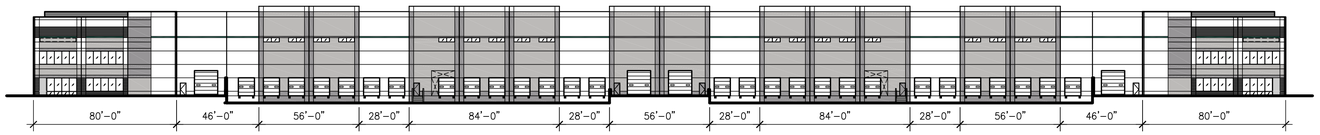

BLDG 18 EAST OVERALL ELEVATION (1)
SCALE: 1" = 40'-0"

ELEVATION NOTES

1. CONCRETE TILT-UP, PAINTED
2. CONCRETE TILT-UP JOINT
3. 3/4" V-REVEAL
4. ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS
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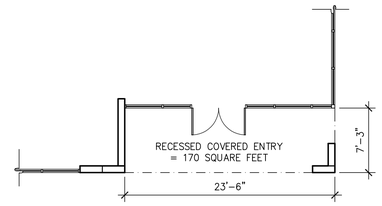
12. FIRE DEPARTMENT CONNECTION [Y]
13. CLERESTORY WINDOW
14. DOCK BUMPER
15. 10'-0" TALL SCREEN WALL
16. 'S' DECK FORM LINER CAST INTO PANEL
17. POTENTIAL TENANT LOCATION FOR SIGNAGE (UNDER SEPARATE PERMIT)
18. FIRE RISER ACCESS DOOR

COLOR LEGEND

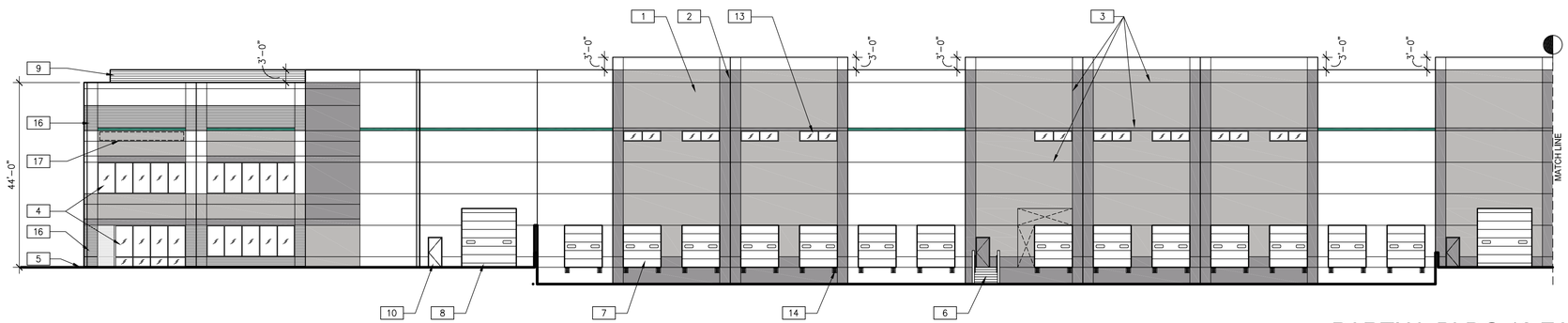
- [A] MAIN COLOR: PLD-9 PURE WHITE
- [B] SECONDARY COLOR: PLD-6 SABLE
- [C] ACCENT COLOR: PLD-7 LIQUORICE TINT
- [D] ACCENT COLOR: PLD-5 NEW DARK GREEN

LEGEND

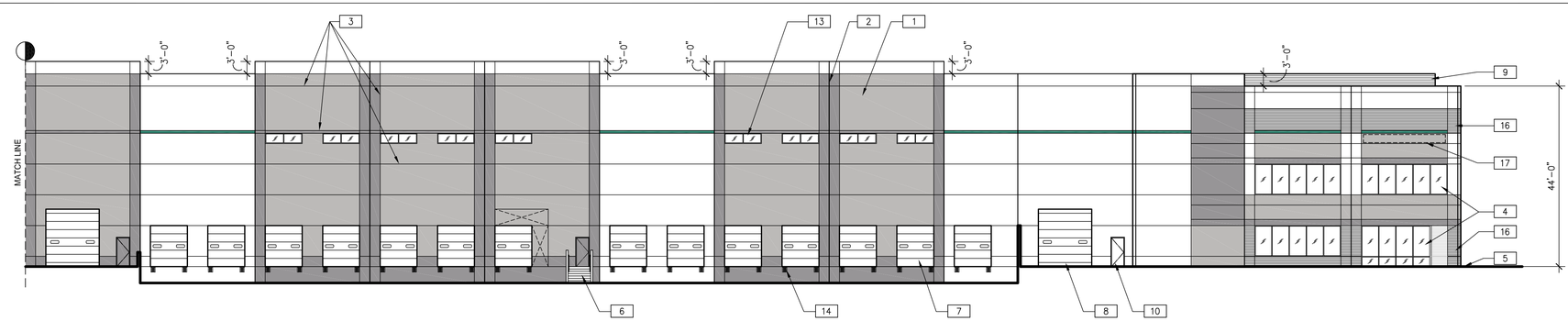
- VISION GLAZING - PPG ATLANTICA



TYPICAL ENTRY PLAN (A)
SCALE: 1/8"=1'-0"



PARTIAL BLDG 18 EAST ELEVATION (2)
SCALE: 1/16"=1'-0"



PARTIAL BLDG 18 EAST ELEVATION (3)
SCALE: 1/16"=1'-0"

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SHEET 36
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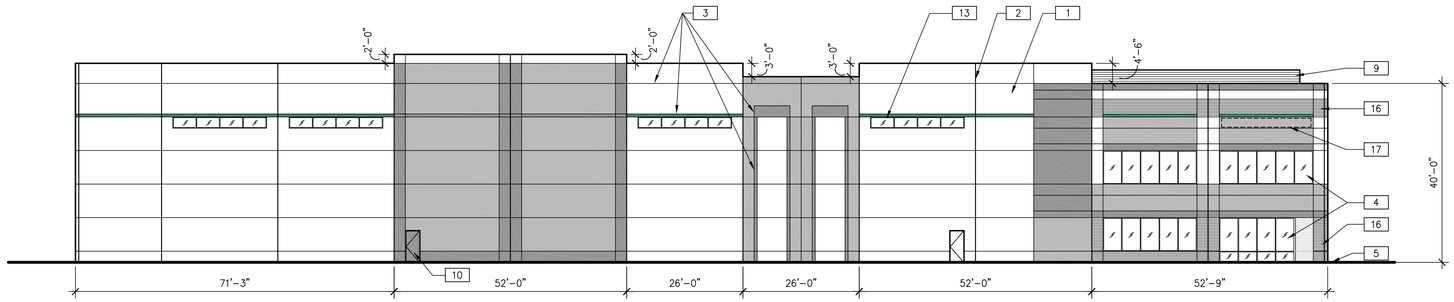
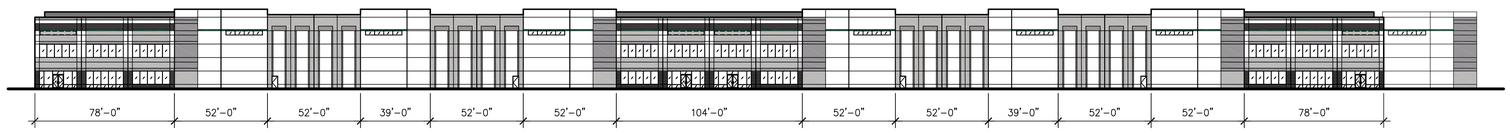


BLDG 19 NORTH ELEVATION

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



BLDG 19 WEST OVERALL ELEVATION

SCALE: 1" = 40-0" (2)

ELEVATION NOTES

1. CONCRETE TILT-UP, PAINTED
2. CONCRETE TILT-UP JOINT
3. 3/4" V-REVEAL
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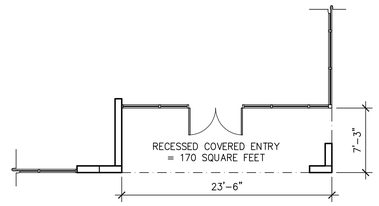
COLOR LEGEND

- A — MAIN COLOR: PLD-9 PURE WHITE
- B — SECONDARY COLOR: PLD-6 SABLE
- C — ACCENT COLOR: PLD-7 LIQUORICE TINT
- D — ACCENT COLOR: PLD-5 NEW DARK GREEN

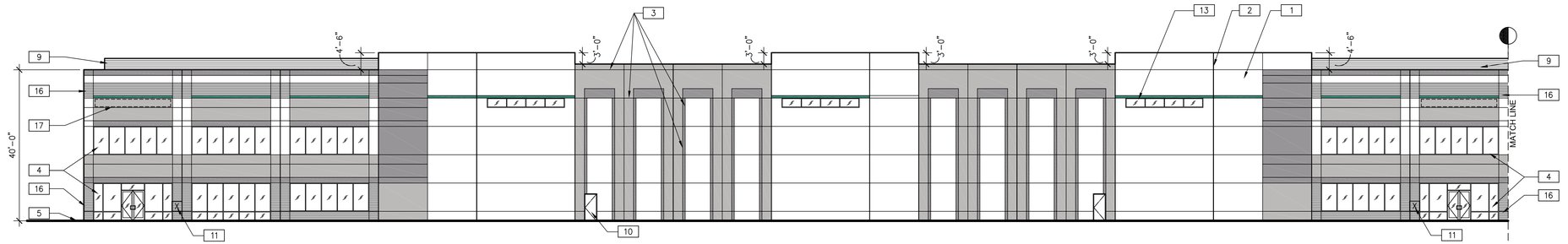
LEGEND

VISION GLAZING - PPG ATLANTICA



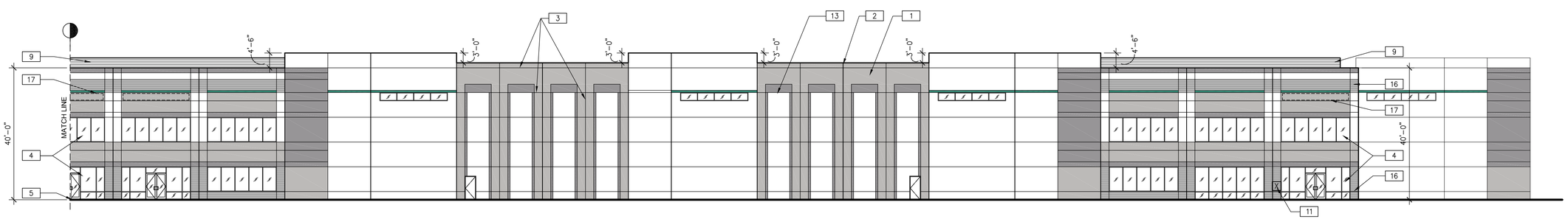
TYPICAL ENTRY PLAN

SCALE: 1/8"=1'-0" (A)



PARTIAL BLDG 19 WEST ELEVATION

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



PARTIAL BLDG 19 WEST ELEVATION

SCALE: 1/16"=1'-0" (4)

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Sheet 37 of 48

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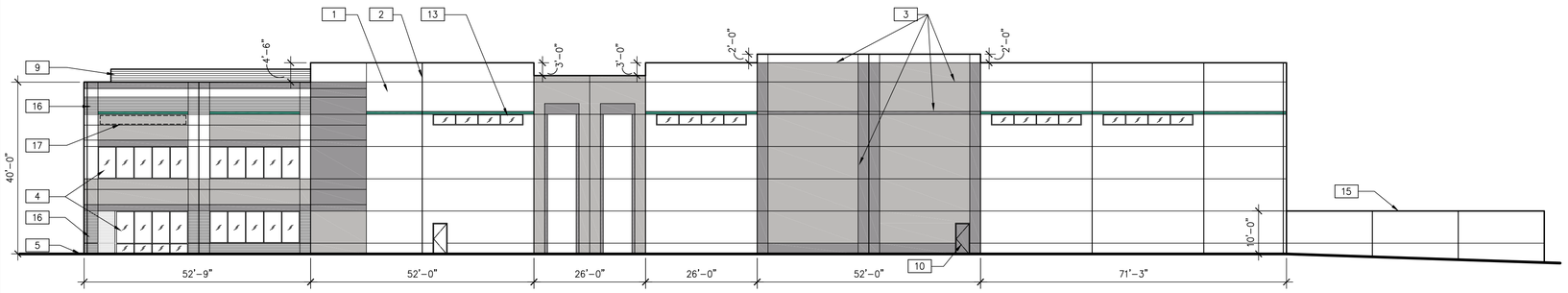
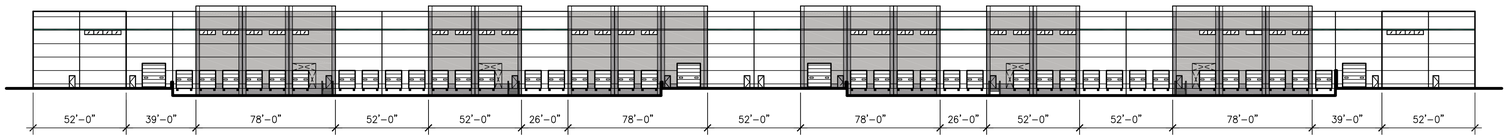


BLDG 19 SOUTH ELEVATION (1)
SCALE: 1/16"=1'-0"



BLDG 19 EAST OVERALL ELEVATION (2)
SCALE: 1" = 40'-0"

ELEVATION NOTES

1. CONCRETE TILT-UP, PAINTED
2. CONCRETE TILT-UP JOINT
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COLOR LEGEND

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- [B] SECONDARY COLOR: PLD-6 SABLE
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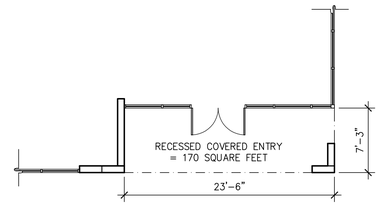
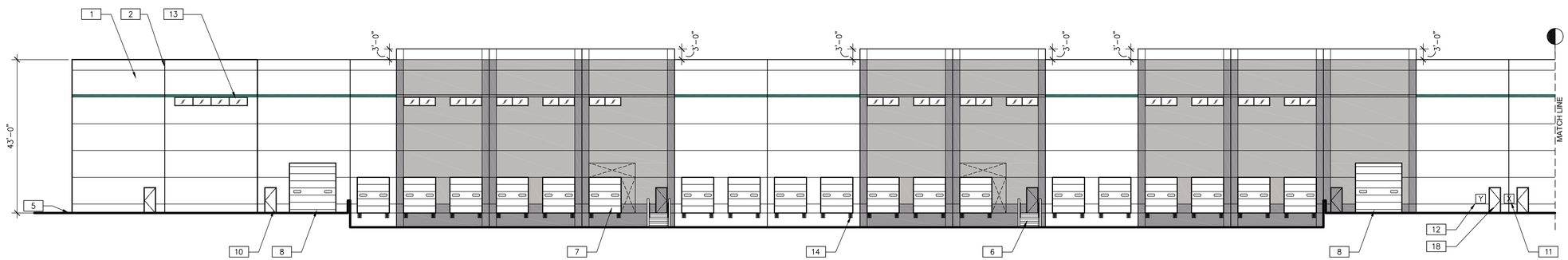
LEGEND

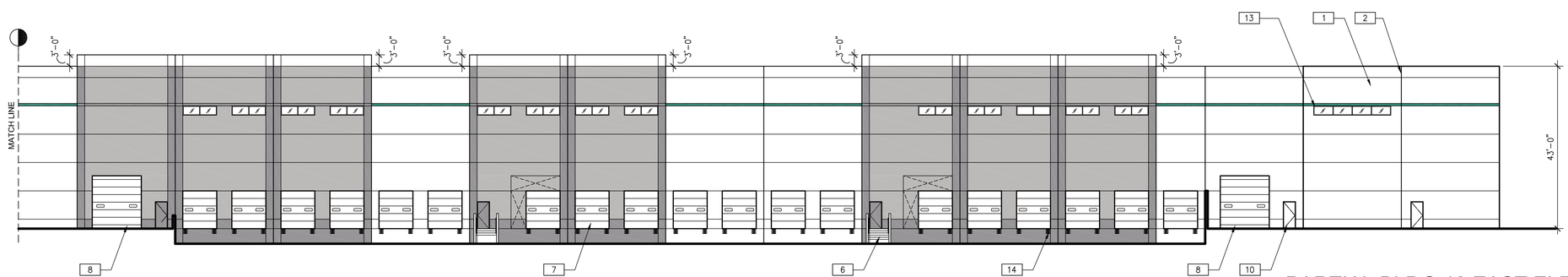
- VISION GLAZING - PPG ATLANTICA



TYPICAL ENTRY PLAN (A)
SCALE: 1/8"=1'-0"



PARTIAL BLDG 19 EAST ELEVATION (3)
SCALE: 1/16"=1'-0"



PARTIAL BLDG 19 EAST ELEVATION (4)
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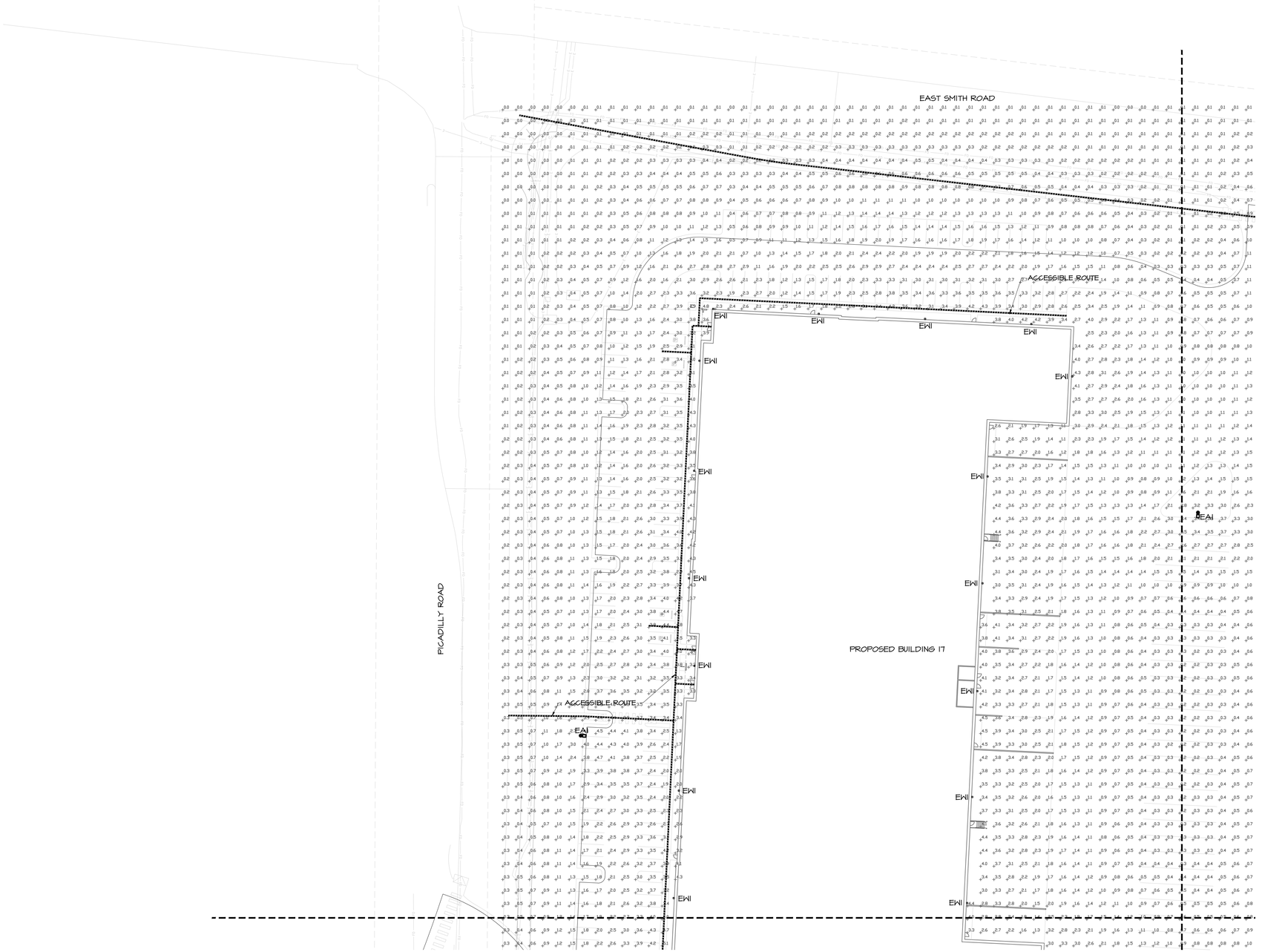
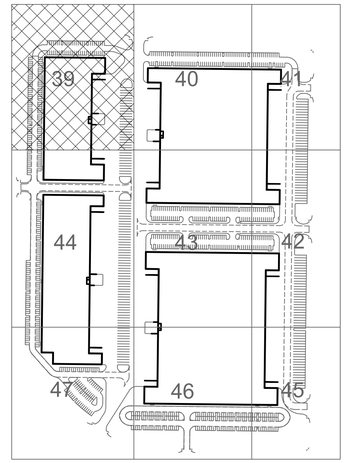


1 | PHOTOMETRIC SITE PLAN
39 | SCALE: 1" = 40'



KEY MAP
N.T.S.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADA ACCESSIBLE ROUTE NE	+	3.3 fc	5.0 fc	1.0 fc	5.0:1	3.3:1
ADA ACCESSIBLE ROUTE NW	+	1.7 fc	3.6 fc	1.0 fc	3.6:1	1.7:1
ADA ACCESSIBLE ROUTE SW	+	3.3 fc	4.5 fc	1.0 fc	4.5:1	3.3:1
ADA ACCESSIBLE ROUTE SE	+	3.4 fc	7.7 fc	1.0 fc	7.7:1	3.4:1
PARKING - BUILDING 1.0	X	2.5 fc	4.7 fc	0.4 fc	11.8:1	6.3:1
PARKING - BUILDING 2.0 (N)	X	2.4 fc	4.3 fc	1.0 fc	4.3:1	2.4:1
PARKING - BUILDING 2.0 (S)	X	3.0 fc	4.4 fc	1.7 fc	2.6:1	1.8:1
PARKING - BUILDING 3.0 (N)	X	2.9 fc	4.3 fc	1.4 fc	3.1:1	2.1:1
PARKING - BUILDING 3.0 (S)	X	1.5 fc	4.3 fc	0.4 fc	10.8:1	3.8:1
PARKING - BUILDING 4.0	X	2.4 fc	4.5 fc	0.8 fc	5.6:1	3.0:1
SITE	+	1.5 fc	7.9 fc	0.0 fc	N/A	N/A
TRUCK PORT - BUILDING 1.0	X	2.8 fc	4.5 fc	1.1 fc	4.1:1	2.5:1
TRUCK PORT - BUILDING 2.0 (E)	X	2.8 fc	5.7 fc	1.0 fc	5.7:1	2.8:1
TRUCK PORT - BUILDING 2.0 (W)	X	2.8 fc	4.6 fc	1.0 fc	4.6:1	2.8:1
TRUCK PORT - BUILDING 3.0 (E)	X	2.8 fc	5.9 fc	1.1 fc	5.4:1	2.5:1
TRUCK PORT - BUILDING 3.0 (W)	X	2.9 fc	4.9 fc	1.1 fc	4.5:1	2.6:1
TRUCK PORT - BUILDING 4.0	X	2.7 fc	5.3 fc	0.2 fc	26.5:1	13.5:1

LIGHTING FIXTURES

- A a — LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
- EXTERIOR AREA LIGHT
- EXTERIOR WALL SCONCE
- -------- ACCESSIBLE ROUTE

GENERAL NOTES

A. ALL LIGHT FIXTURES SHALL BE CONTROLLED VIA ASTRONOMICAL TIME-CLOCK.

B. AREA LIGHT FIXTURE POLE HEIGHTS SHALL NOT EXCEED 25'-0" ABOVE FINISHED GRADE ON THE SITE INCLUDING BASE.

C. ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.

D. ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.

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denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PROLOGIS PARK 70 FILING NO. 12
PHOTOMETRIC SITE PLAN

NO	DATE	REMARKS
1	02/25/2022	1ST SUBMITTAL
2	05/27/2022	2ND SUBMITTAL
	08.22.2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	

SHEET
39
Sheet 39 of 48

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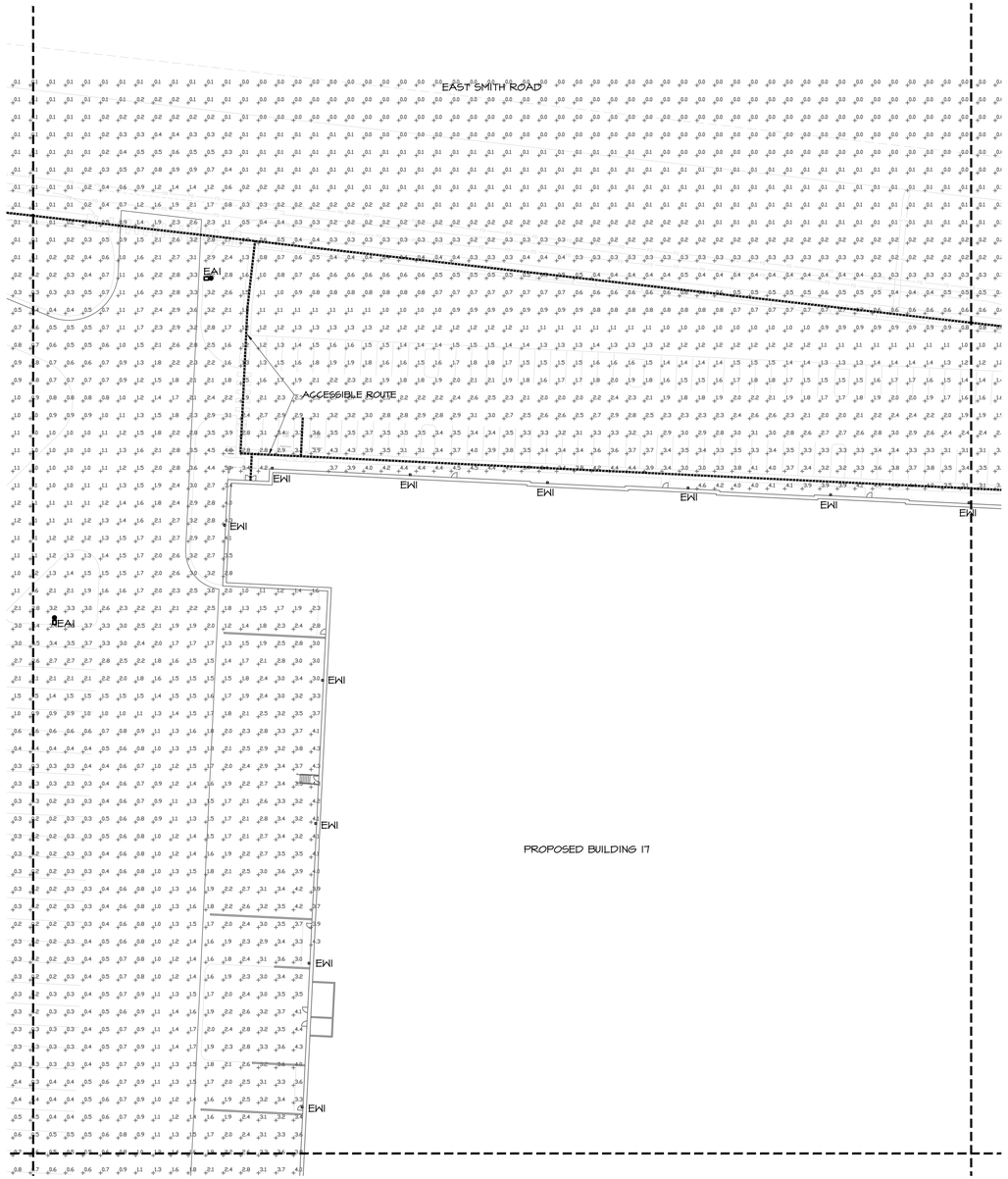
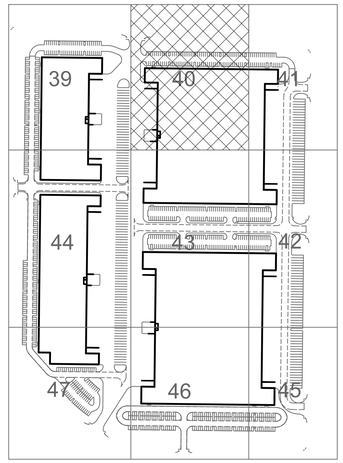


1 | PHOTOMETRIC SITE PLAN
40 | SCALE: 1" = 40'



KEY MAP
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Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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PARKING - BUILDING 1.0	X	2.5 fc	4.7 fc	0.4 fc	11.8:1	6.3:1
PARKING - BUILDING 2.0 (N)	X	2.4 fc	4.3 fc	1.0 fc	4.3:1	2.4:1
PARKING - BUILDING 2.0 (S)	X	3.0 fc	4.4 fc	1.7 fc	2.6:1	1.8:1
PARKING - BUILDING 3.0 (N)	X	2.9 fc	4.3 fc	1.4 fc	3.1:1	2.1:1
PARKING - BUILDING 3.0 (S)	X	1.5 fc	4.3 fc	0.4 fc	10.8:1	3.8:1
PARKING - BUILDING 4.0	X	2.4 fc	4.5 fc	0.8 fc	5.6:1	3.0:1
SITE	+	1.5 fc	7.9 fc	0.0 fc	N/A	N/A
TRUCK PORT - BUILDING 1.0	X	2.8 fc	4.5 fc	1.1 fc	4.1:1	2.5:1
TRUCK PORT - BUILDING 2.0 (E)	X	2.8 fc	5.7 fc	1.0 fc	5.7:1	2.8:1
TRUCK PORT - BUILDING 2.0 (W)	X	2.8 fc	4.6 fc	1.0 fc	4.6:1	2.8:1
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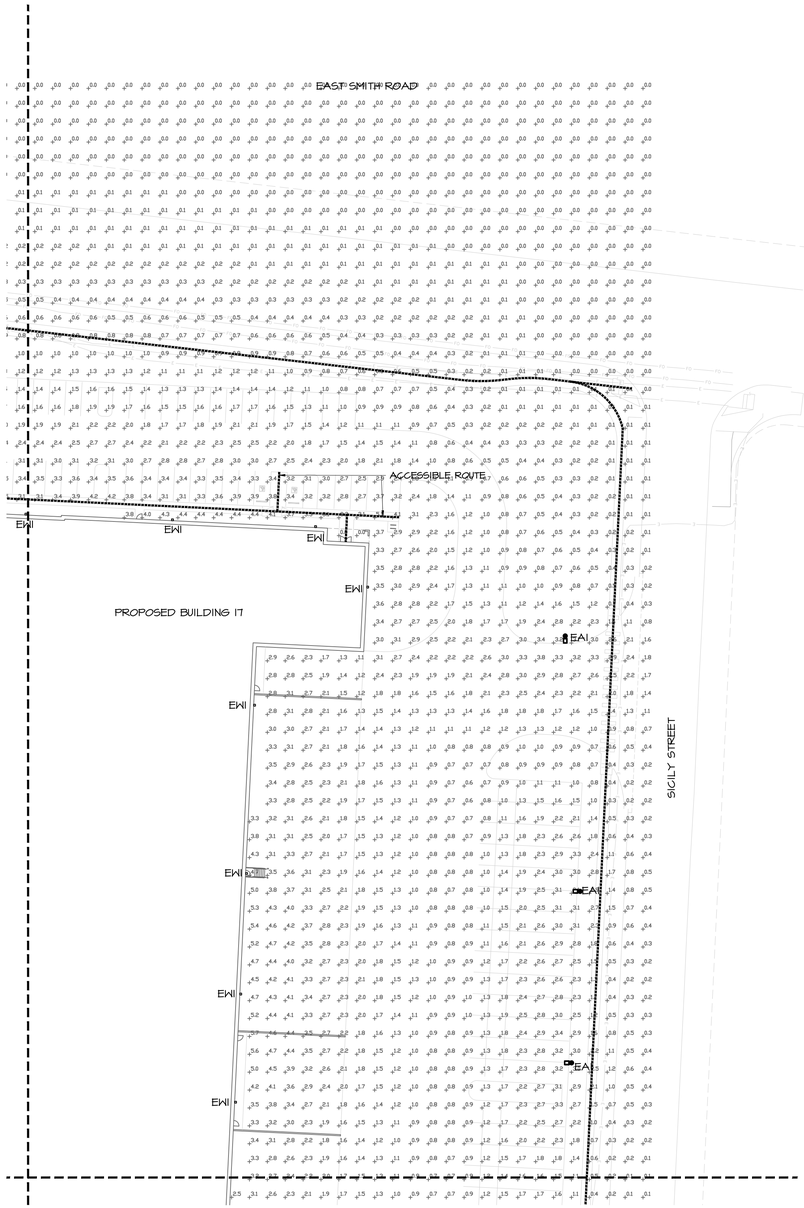

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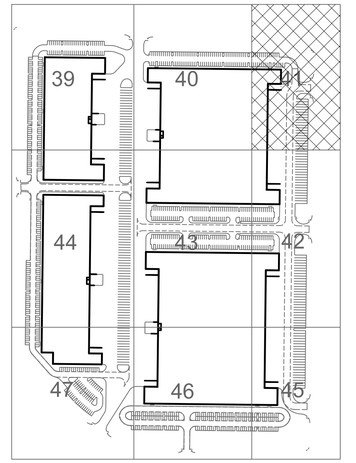
41 | SCALE: 1" = 40'



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SITE	+	1.5 fc	7.9 fc	0.0 fc	N/A	N/A
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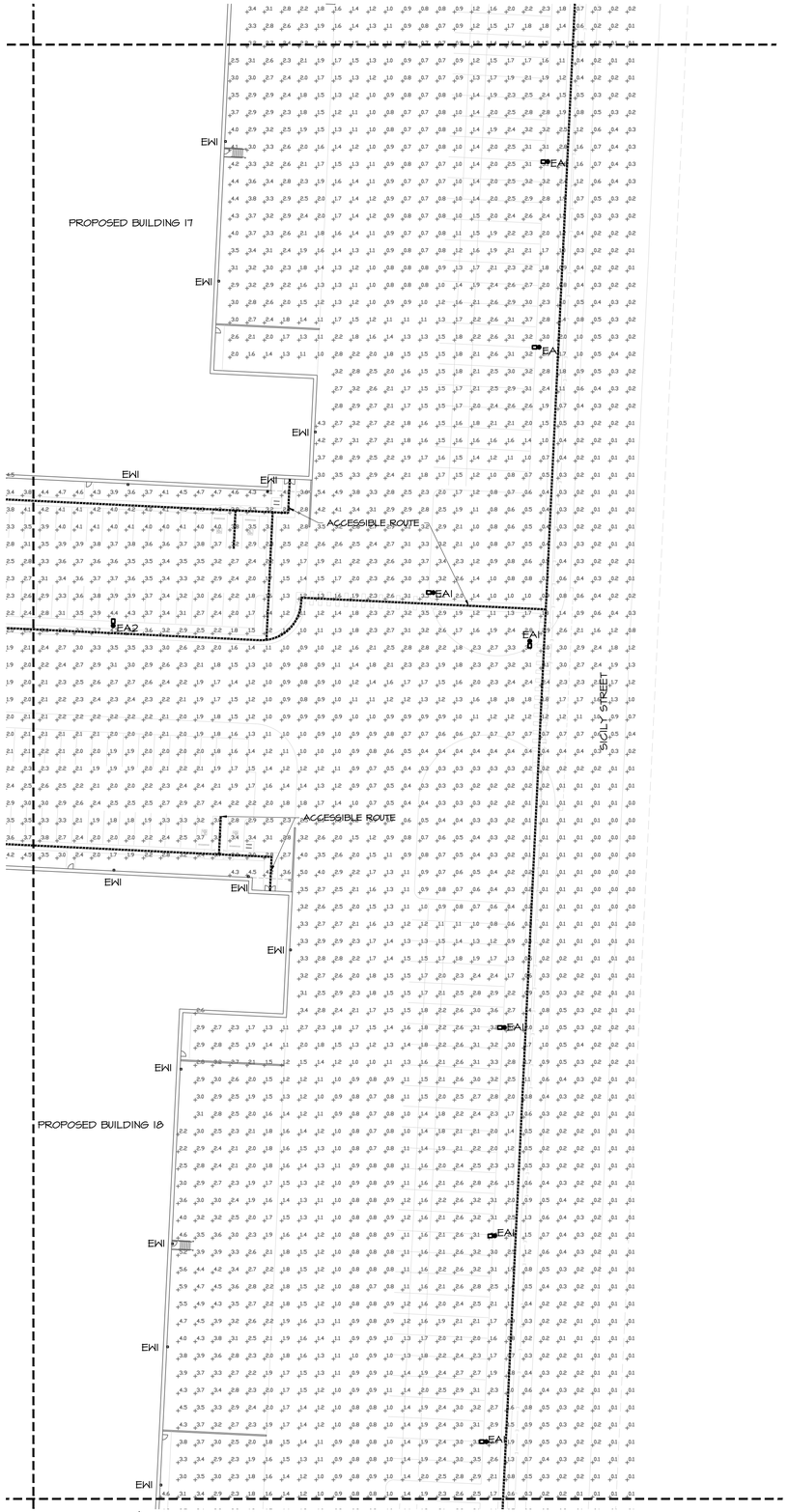
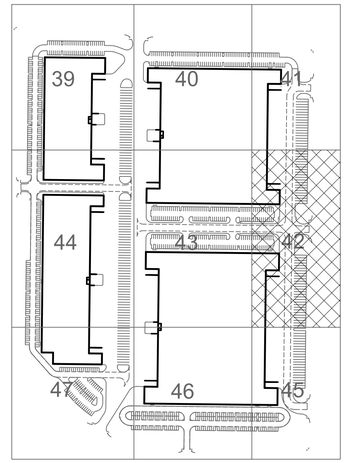


1 PHOTOMETRIC SITE PLAN
42 SCALE: 1" = 40'



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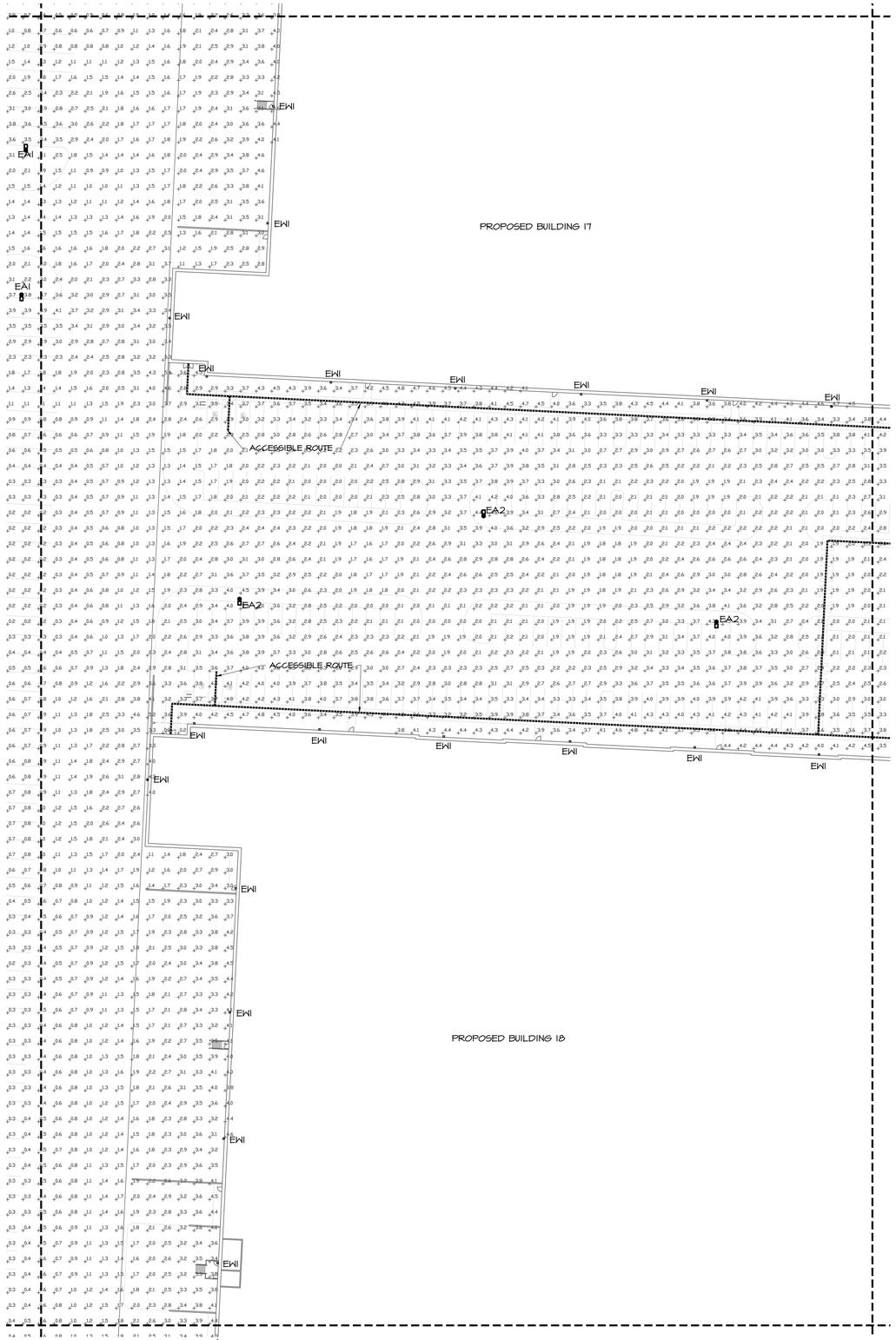

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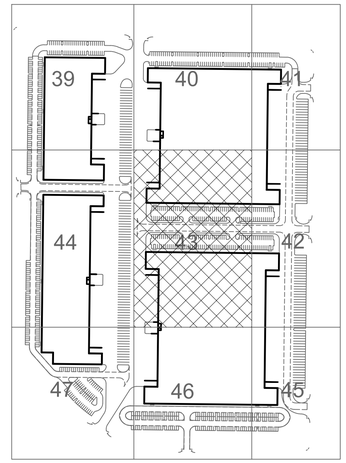
43 SCALE: 1" = 40'



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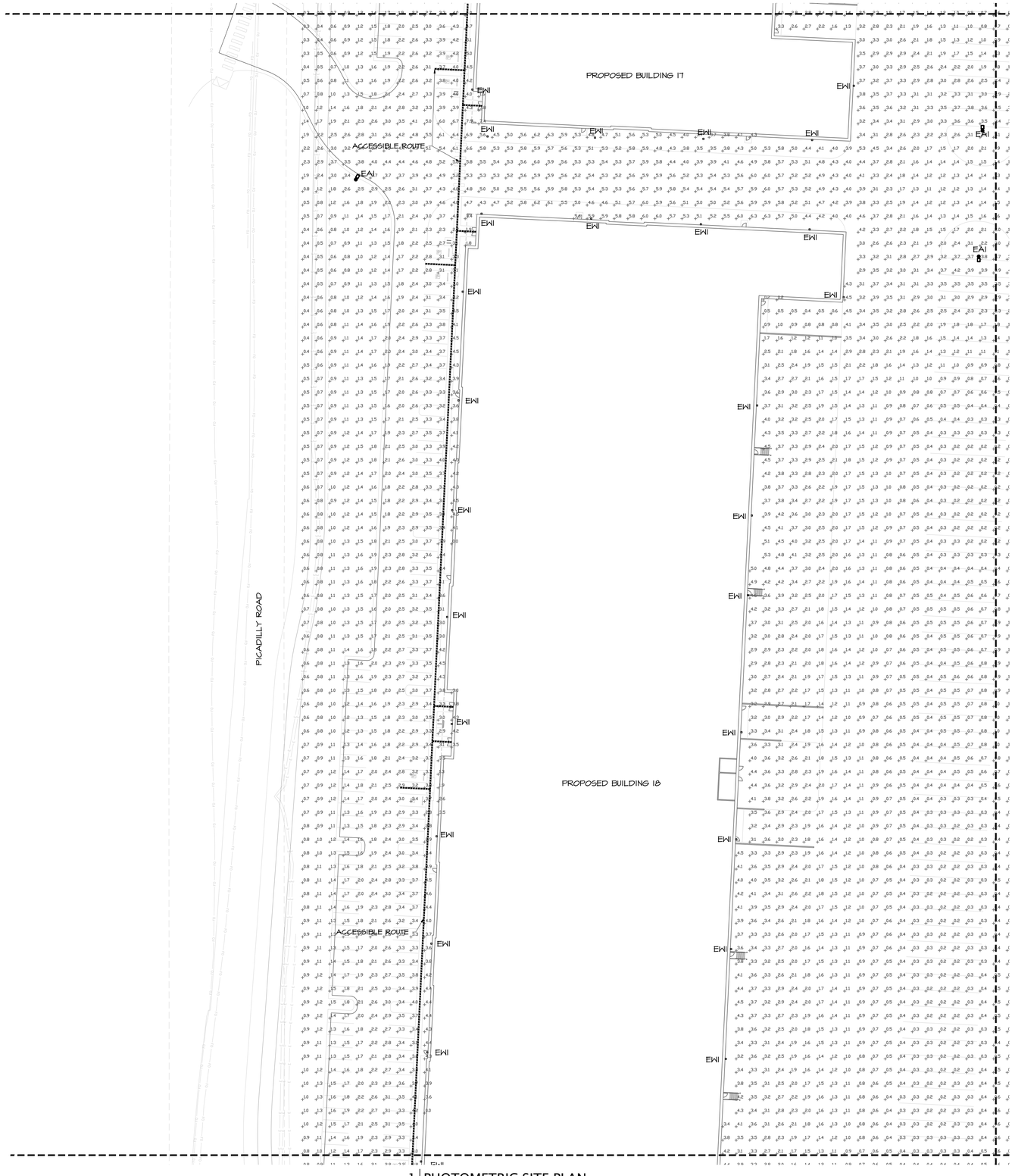

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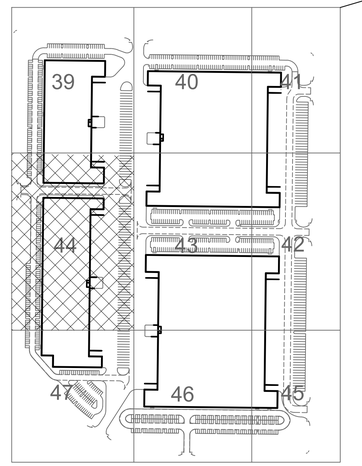

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PARKING - BUILDING 3.0 (S)	X	1.5 fc	4.3 fc	0.4 fc	10.8:1	3.8:1
PARKING - BUILDING 4.0	X	2.4 fc	4.5 fc	0.8 fc	5.6:1	3.0:1
SITE	+	1.5 fc	7.9 fc	0.0 fc	N/A	N/A
TRUCK PORT - BUILDING 1.0	X	2.8 fc	4.5 fc	1.1 fc	4.1:1	2.5:1
TRUCK PORT - BUILDING 2.0 (E)	X	2.8 fc	5.7 fc	1.0 fc	5.7:1	2.8:1
TRUCK PORT - BUILDING 2.0 (W)	X	2.8 fc	4.6 fc	1.0 fc	4.6:1	2.8:1
TRUCK PORT - BUILDING 3.0 (E)	X	2.8 fc	5.9 fc	1.1 fc	5.4:1	2.5:1
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TRUCK PORT - BUILDING 4.0	X	2.7 fc	5.3 fc	0.2 fc	26.5:1	13.5:1

LIGHTING FIXTURES

- A a — LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
- EXTERIOR AREA LIGHT
- EXTERIOR WALL SCONCE
- -------- ACCESSIBLE ROUTE

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p. 303.561.3333
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FOR AND ON BEHALF OF WARE MALCOMB

PROLOGIS PARK 70 FILING NO. 12

PHOTOMETRIC SITE PLAN

NO.	DATE	REMARKS
1	02/25/2022	1ST SUBMITTAL
2	06/21/2022	2ND SUBMITTAL
	08.22.2022	3RD SUBMITTAL

JOB NO.:	DEN21-0126
PA / PM:	T. SWAN
DESIGNED:	B. MULLER
DATE:	01/13/2022
PLOT DATE:	

SHEET
44
Sheet 44 of 48

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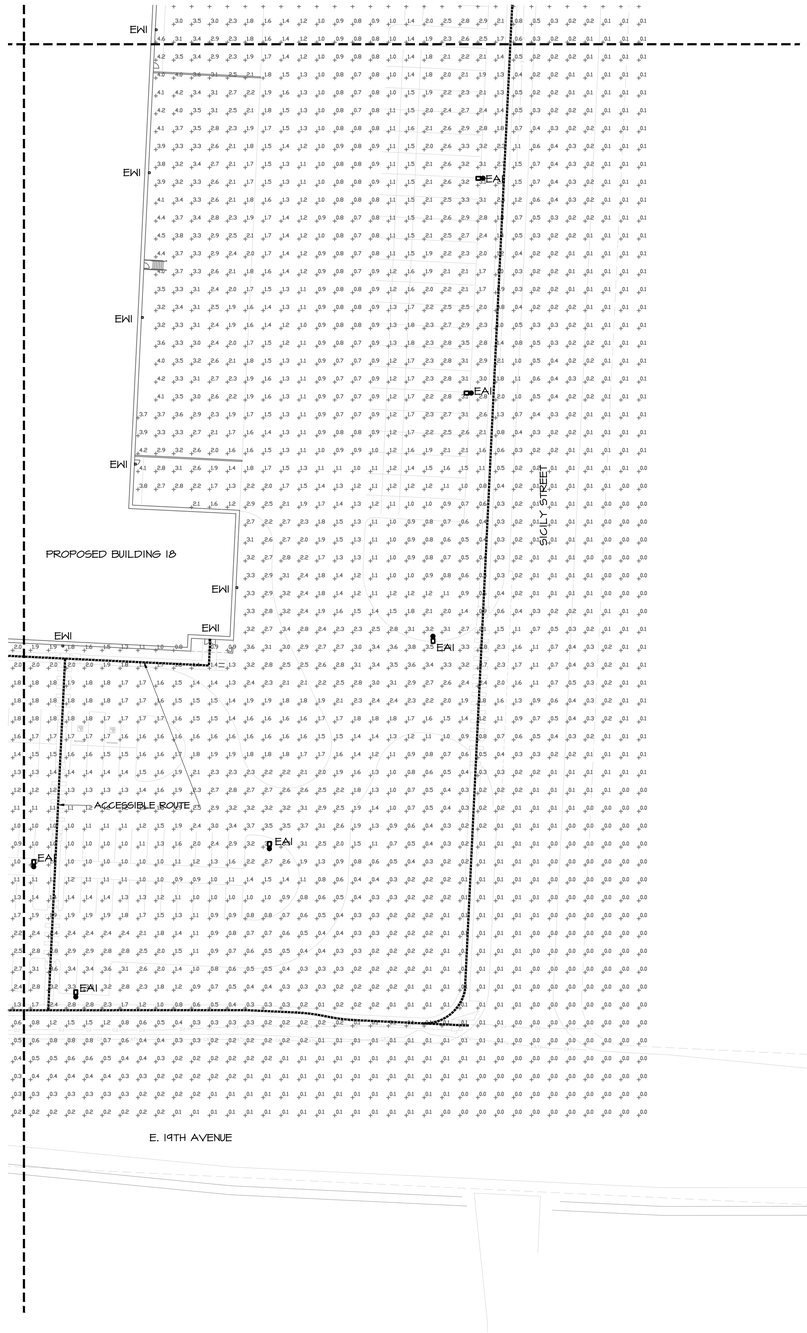
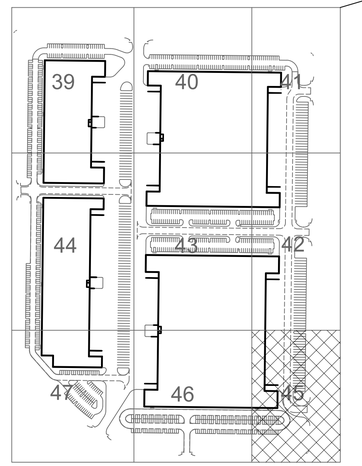


1 | PHOTOMETRIC SITE PLAN
45 | SCALE: 1" = 40'



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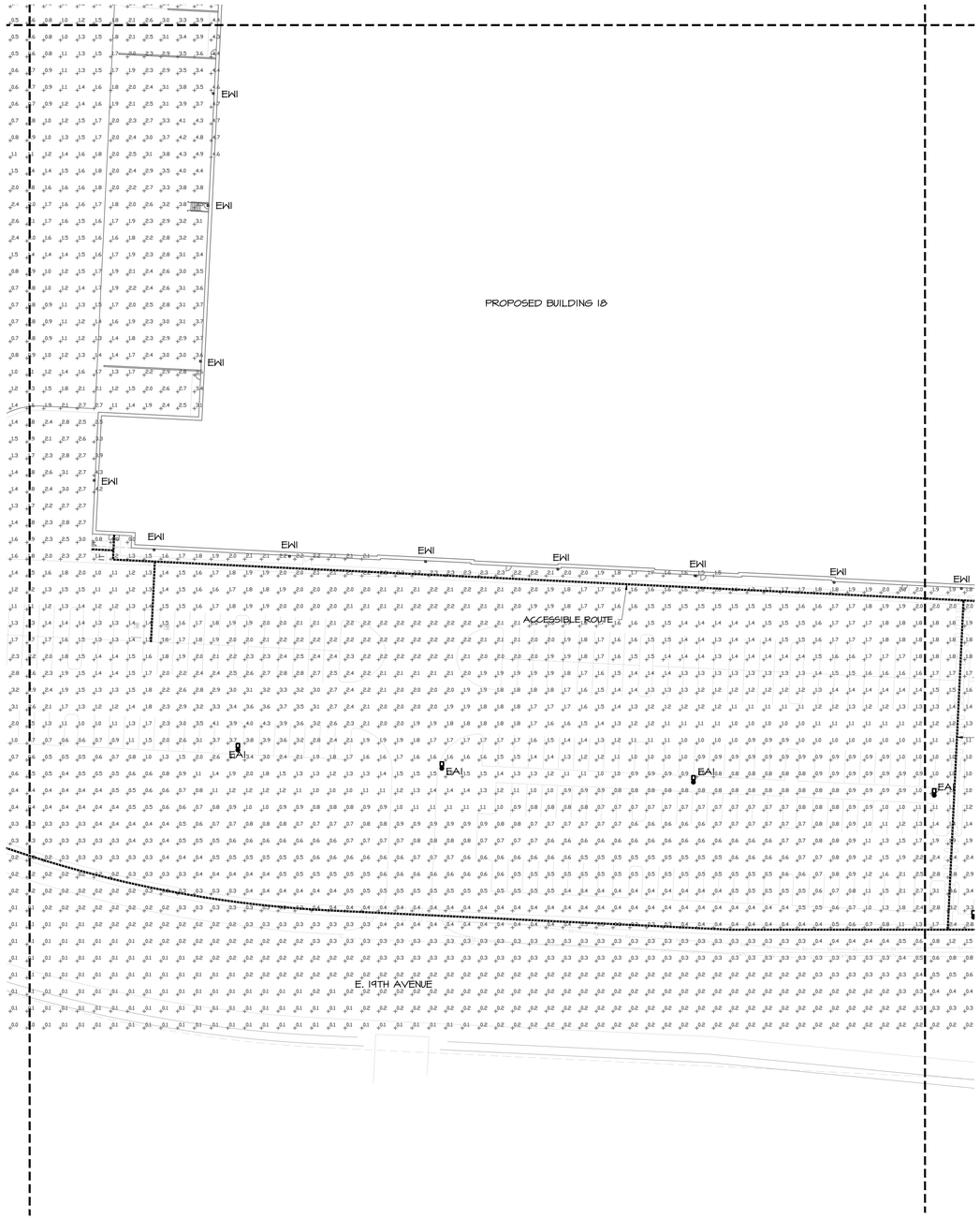

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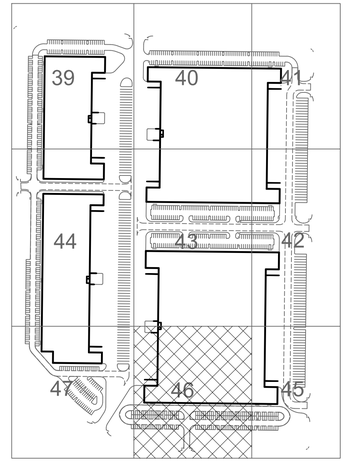

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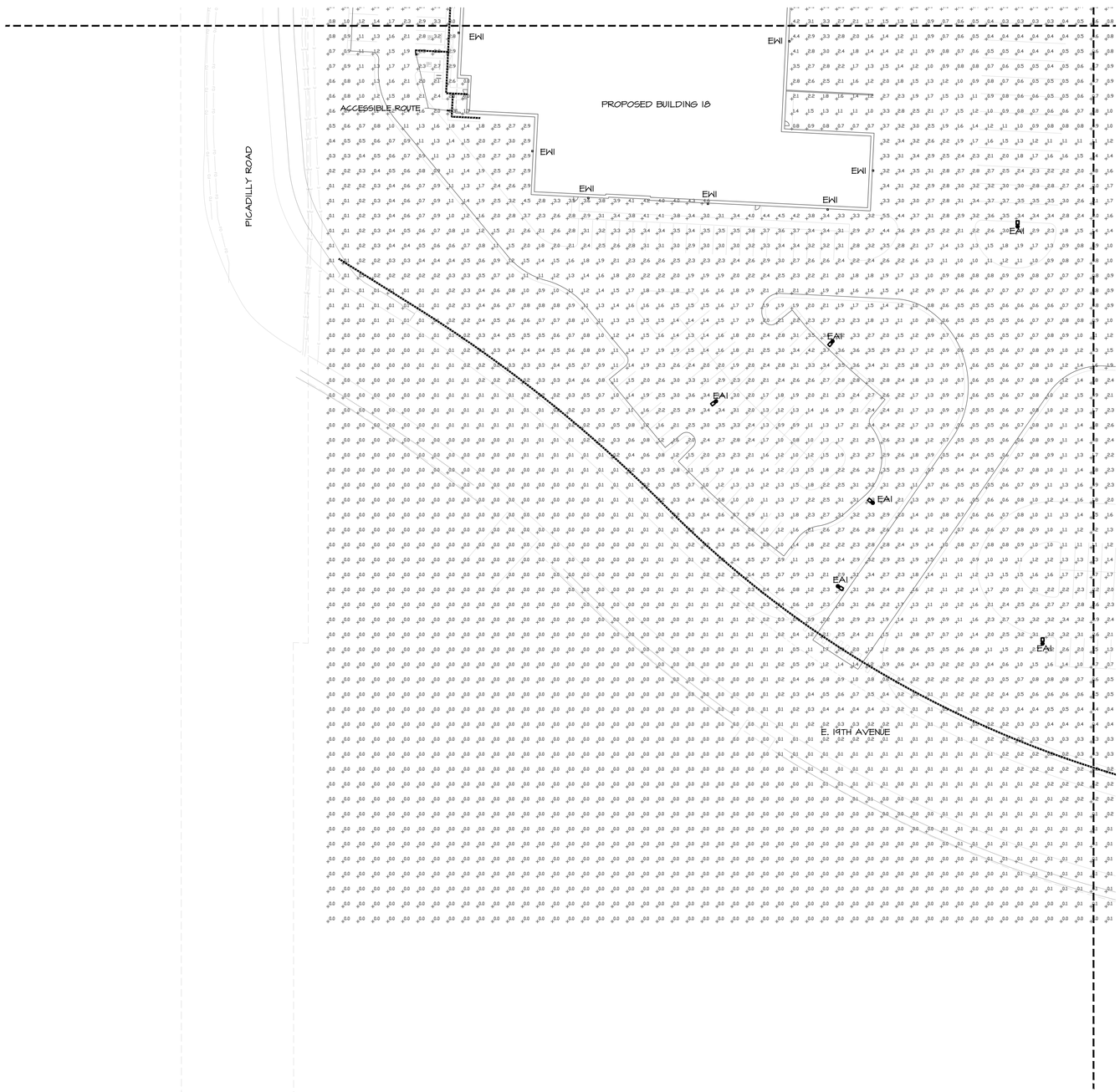

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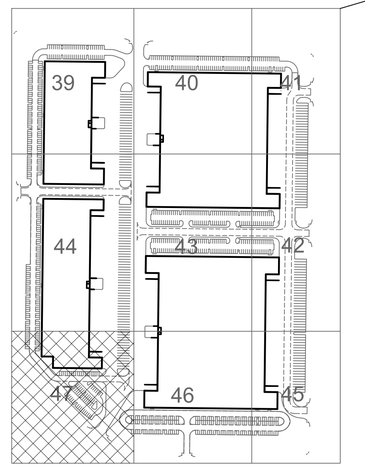

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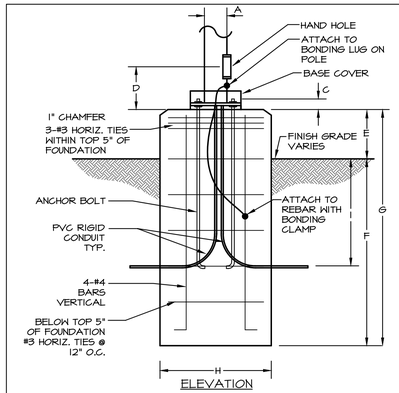

POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA B	SIZE	C	D	E	F	G	H	I
EA1	30'0"	4"	PER MANUFACTURER				5'0"	6'0"	11'0"	24"	36"
EA2	30'0"	4"	PER MANUFACTURER				5'0"	6'0"	11'0"	24"	36"

1 | POLE BASE DETAIL

SCALE: NONE

1 | TYPE EA1, EA2, EW1

48 | SCALE: NONE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE QTY	WATT	TYPE	CCT/CRI	MAX WATTS	LUMEN OUTPUT	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	NOTES
EA1	LED AREA LIGHT, TYPE III DISTRIBUTION, SINGLE HEAD, STANDARD POLE MOUNT	COOPER	GALN-SA3C-T30-U-T3	120/277	1	160	LED	3000K 70	160	20,812	POLE	30'-0" OFH	
EA2	LED AREA LIGHT, TYPE V DISTRIBUTION, SINGLE HEAD, STANDARD POLE MOUNT	COOPER	GALN-SA4C-T30-U-5MQ	120/277	1	213	LED	3000K 70	213	24,169	POLE	30'-0" OFH	
EW1	LED WALL MOUNTED AREA LIGHT, TYPE IV FORWARD THROW DISTRIBUTION	COOPER	GALN-SA4C-T30-U-T4FT	120/277	1	213	LED	3000K 70	213	21,151	SURFACE	30'-0" OFH	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:
A. ALL LED LAMPS AND/OR FIXTURES SHALL BE 3000K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, U.O.N.
B. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.

Indicate the fixture type and pole height for the required public streetlights in conformance with the draft lighting standards.There is a now a draft list of pre-approved light fixtures available. Please email me if you need a copy of this list.

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