Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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

IN WITNESS THEROF, DENVER VENTURE I, LLC HAS CAUSED
(CORPORATION, COMPANY, OR INDIVIDUAL)

THESE PRESENTS TO BE EXECUTED THIS 13th DAY OF JULY AD. 2006

DENVER VENTURE I, LLC
By: Denver Venture Associates, LLC, its Manager
BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS) GREGORY C. GURNIK, A MGR.

0:

STATE OF ~~COLORADO~~ INDIANA)ss
COUNTY OF HAMILTON

Marianne Brinson #425435 Hamilton County My Commission Expires Mar. 21, 2008

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th
DAY OF JULY AD. 2006

DENVER VENTURE I, LLC
By: Denver Venture Associates I, LLC, its Manager
BY: _____
(PRINCIPALS OR OWNERS) GREGORY C. GURNIK, A MANAGER

NOTARY SEAL

WITNESS MY HAND AND OFFICAL SEAL
Marianne Brinson
(NOTARY PUBLIC)

Marianne Brinson #425435 Hamilton County My Commission Expires Mar. 21, 2008

MY COMMISSION EXPIRES: 3-21-08

NOTARY BUSINESS ADDRESS: 401 Pennsylvania Pkwy INDPLS, IN 46280

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: 8.16.06
PLANNING DIRECTOR: _____ DATE: 8/16/2006
ATTEST: NA DATE: NA
(CITY CLERK)

RECORDER'S CERTIFICATE:

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

_____ M, THIS _____ DAY OF _____ AD. _____

CLERK AND RECORDER: _____

DEPUTY: _____

OWNER:

DENVER VENTURE I, LLC
BY: DENVER VENTURE ASSOCIATES 1, LLC, ITS MANAGER
BY: _____
PRINTED: GREGORY C. GURNIK
ITS: MANAGER

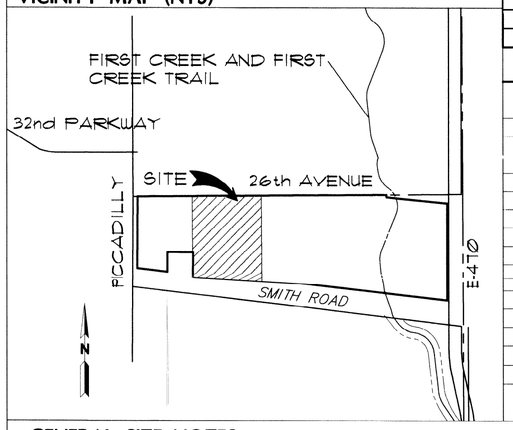
WAIVERS

CITY STANDARD	REQUESTED STANDARD	JUSTIFICATION
146-915(B)2.c 146-915(B)5.c 146-915(D)1.a & b	ARCHITECTURAL DESIGN STANDARDS ESTABLISHED IN THE AURORA COMMERCE CENTER FDP	ARCHITECTURAL DESIGN STANDARDS ESTABLISHED IN THE AURORA COMMERCE CENTER FDP

AMENDMENTS

1. MINOR REVISIONS TO FINAL BUILDING C SITE
2. ALL NEW BUILDING D
3. TRUCK COURT AND GATE REVISIONS
4. LANDSCAPE BERM REVISIONS TO BLDG D SITE (SHEETS 33, 35, 37)
5. New Employee Parking, Access Stairs, Ramps, New Overhead Access Doors, Man Doors, New Landscaping

VICINITY MAP (NTS)



DATA: LOT 1 - Building 'C'

LAND AREA WITHIN PROPERTY LINES	22.17 ACRES / 965,923 S.F..
GROSS FLOOR AREA (SQ. FT.)	406,959 S.F.
NUMBER OF BUILDINGS	1
MAXIMUM HEIGHT OF BUILDINGS	42'-2"
TOTAL BUILDING COVERAGE (% & SQ.FT.)	406,959 S.F. = 42.1%
HARD SURFACE AREA (% & SQ. FT.)	158,866 S.F. = 16.4%
LANDSCAPED AREA (% & SQ. FT.)	400,098 S.F. = 41.4%
PRESENT ZONING CLASSIFICATION	E470 CORRIDOR ZONE DISTRICT / LIGHT INDUSTRIAL SUBAREA
PERMITTED MAXIMUM SIGN AREA	ALL SIGNS WILL COMPLY WITH THE CITY OF AURORA SIGN CODE, ARTICLE 16
PROPOSED TOTAL SIGN AREA (% & SQ. FT.)	ALL SIGNS WILL COMPLY WITH THE CITY OF AURORA SIGN CODE, ARTICLE 16
PROPOSED NUMBER OF SIGNS	ALL SIGNS WILL COMPLY WITH THE CITY OF AURORA SIGN CODE, ARTICLE 16
PARKING SPACES REQUIRED	WAREHOUSE 406,959 S.F. @ 1/2000 = 204 SPACES REQUIRED
PARKING SPACES PROVIDED	268 PROVIDED
HANDICAP SPACES REQUIRED	7 REQUIRED
HANDICAP SPACES PROVIDED	11 PROVIDED
LOADING SPACES REQUIRED	5 REQUIRED
LOADING SPACES PROVIDED	48 PROVIDED W/ 52 ALTERNATE = 100 SPACES PROVIDED
BICYCLE SPACES REQUIRED	11 REQUIRED
BICYCLE SPACES PROVIDED	18 PROVIDED

DATA: LOT 2 - Building 'D' - FUTURE

LAND AREA WITHIN PROPERTY LINES	~~23.76 ACRES / 1,034,990 S.F.~~ 33.81 ACRES / 1,472,964 S.F.
GROSS FLOOR AREA (SQ. FT.)	~~434,056 S.F.~~ 555,843 S.F.
NUMBER OF BUILDINGS	1
MAXIMUM HEIGHT OF BUILDINGS	~~42'-2"~~ 45'-0"
TOTAL BUILDING COVERAGE (% & SQ.FT.)	~~434,056 S.F. = 41.9%~~ 555,843 S.F. = 38% 1,190,282 S.F. = 54% 292,482 S.F. = 19% 556,217 S.F. = 38%
HARD SURFACE AREA (% & SQ. FT.)	~~302,200 S.F. = 29.2%~~ 669,344 S.F. = 45%
LANDSCAPED AREA (% & SQ. FT.)	~~298,732 S.F. = 28.9%~~ 247,403 S.F. = 17%
PRESENT ZONING CLASSIFICATION	E470 CORRIDOR ZONE DISTRICT / LIGHT INDUSTRIAL SUBAREA
PERMITTED MAXIMUM SIGN AREA	ALL SIGNS WILL COMPLY WITH THE CITY OF AURORA SIGN CODE, ARTICLE 16 200 S.F.
PROPOSED TOTAL SIGN AREA (% & SQ. FT.)	ALL SIGNS WILL COMPLY WITH THE CITY OF AURORA SIGN CODE, ARTICLE 16
PROPOSED NUMBER OF SIGNS	~~ALL SIGNS WILL COMPLY WITH THE CITY OF AURORA SIGN CODE, ARTICLE 16~~ 5
PARKING SPACES REQUIRED	~~WAREHOUSE 430,058 S.F. @ 1/2000 = 217 REQUIRED~~ 555,843 S.F. @ 1/2000 = 278 REQUIRED
PARKING SPACES PROVIDED	~~217 PROVIDED~~ ~~278 PROVIDED~~ 282 PROVIDED
HANDICAP SPACES REQUIRED	7 REQUIRED
HANDICAP SPACES PROVIDED	8 PROVIDED
LOADING SPACES REQUIRED	6 REQUIRED
LOADING SPACES PROVIDED	48 PROVIDED W/ 64 ALTERNATE = 112 SPACES PROVIDED

GENERAL SITE 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 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, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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", ANS SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH THE U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
5. 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 OF LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
7. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT INPLACE, 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, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES 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.
8. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
9. 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.
10. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY 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.
11. 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.
12. 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.

    Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
13. 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.
14. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
15. 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 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.
16. ARCHITECTURAL FEATURES (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

8/09/2024

LAUTH
317 848-6500 · lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - C+D
CONTACT: Michael Cardea
TELEPHONE: 317-575-3021
FAX:
E-MAIL:
PROJECT NUMBER: 06
STATE NUMBER:

SEM Architects Inc
677 S. Colorado Boulevard
Suite 200
Denver, Colorado 80246
303-220-8900
302-220-0708 Fax

CERTIFIED BY:

TITLE: COVER SHEET

PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV.	DATE (YYYY-MM-DD)	DESCRIPTION	CONSULTANT CONTACT	CONSULTANT JOB NUMBER
1	2003-09-22	PROGRESS SET	T Decker	0004500
	6-10-2003	CSP SUBMITTAL		
	11/7/03	CSP RESUBMITTAL		
	1/5/03	CSP RESUBMITTAL		
	2/22/04	REVISED SUBMITTAL		
	2006-06-26	REVISED SUBMITTAL		
NA	7-26-2006	MINOR AMENDMENT		
	09/19/2018	CSP AMENDMENT		
	10/11/2018	CSP AMENDMENT		
A	2/26/2020	MINOR AMENDMENT		
A	4/13/2021	INITIAL SUBMITTAL		
A	7/25/2024	MINOR SITE PLAN AMENDMENT		

DRAWING NO. 1 of 16 SHEET 1 OF

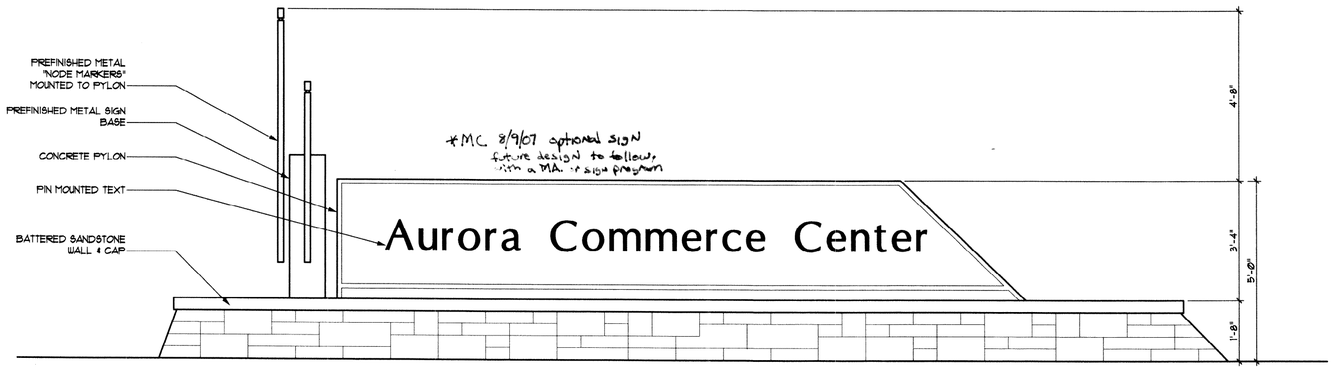
TITLE: COVER SHEET

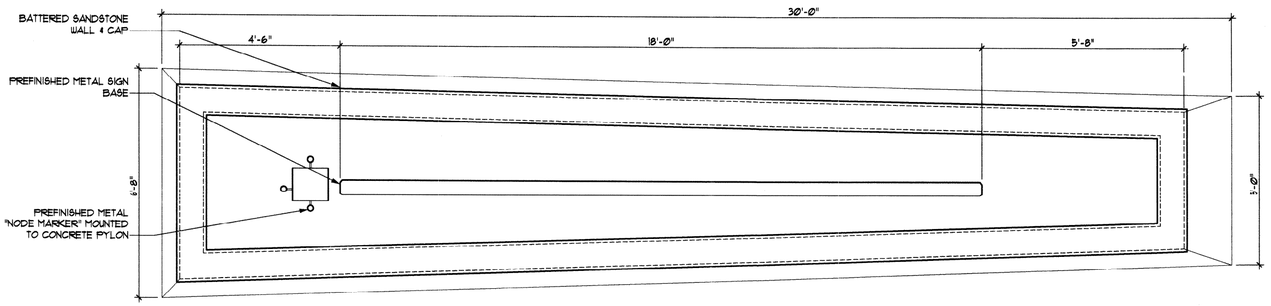
AURORA COMMERCE CENTER FLG NO 1 2003-6040-00

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

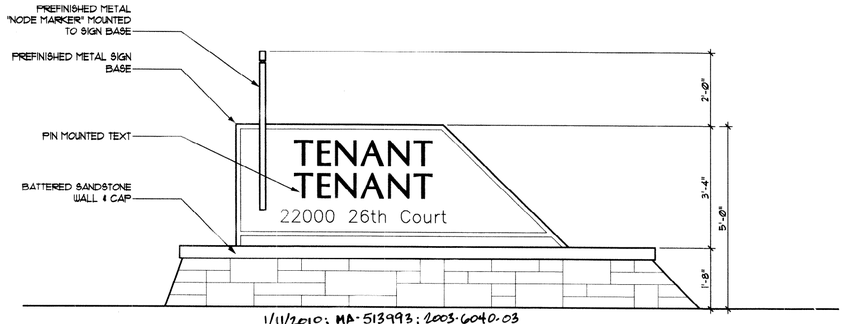
LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



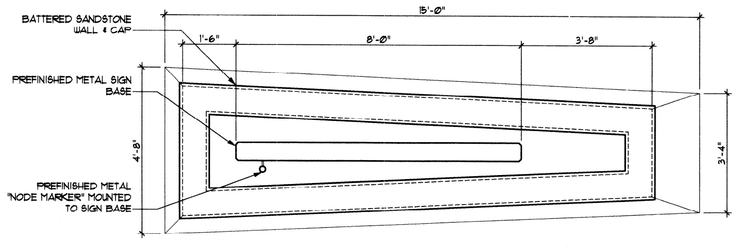


10/2 MONUMENT SIGN SCALE: 1/2" = 1'-Ø"

*MC 8/9/07 optional sign Future design to follow with a MA. or sign program



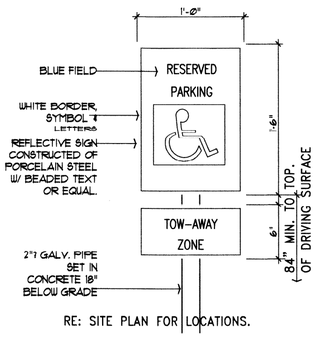
1/11/2010; MA-513993; 2003-6040-03
REVISE MONUMENT SIGN



9/2 PROPERTY ID SIGN SCALE: 1/2" = 1'-Ø"

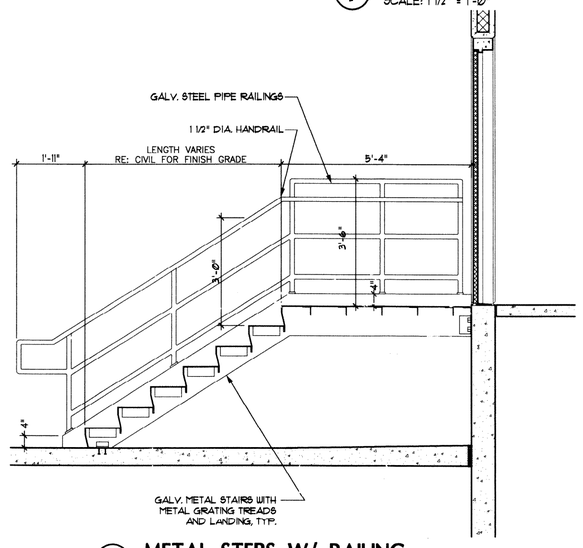
RE: SITE PLAN FOR LOCATION

7/2 FIRE LANE SIGN SCALE: 1 1/2" = 1'-Ø"

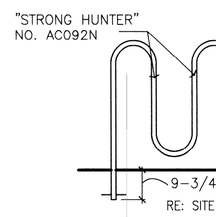


RE: SITE PLAN FOR LOCATIONS.

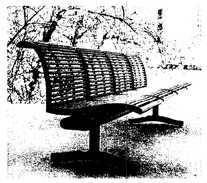
6/2 HANDICAP SIGN SCALE: 1 1/2" = 1'-Ø"



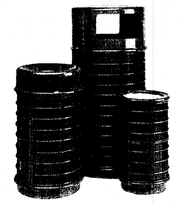
5/2 METAL STEPS W/ RAILING SCALE: 3/4" = 1'-Ø"



4/2 BIKE RACK DETAIL SCALE: 1/2" = 1'-Ø"

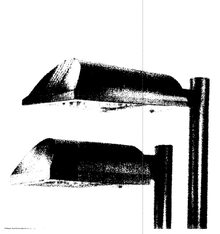


BENCH: LANDSCAPE FORMS, PRESIDIO COLLECTION, BLACK OR SIMILAR DESIGN

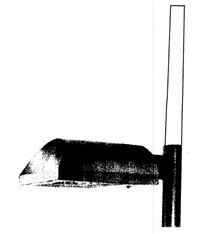


TRASH RECEPTACLE: LANDSCAPE FORMS, PLEXUS COLLECTION, SIDE OPENING, BLACK OR SIMILAR DESIGN

3/2 STANDARD SITE FURNITURE SCALE: N.T.S.

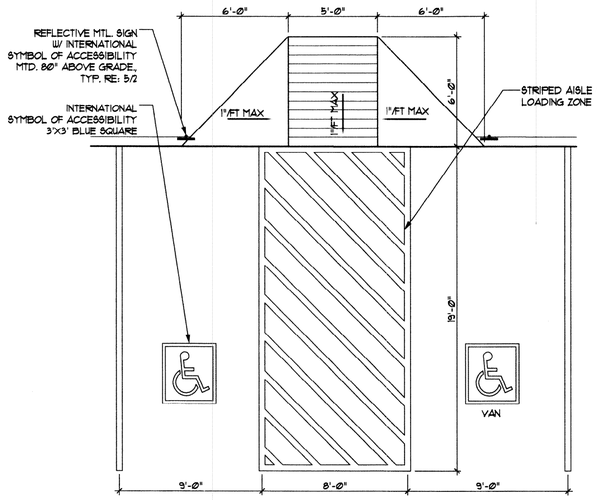


SITE LIGHTING: LSI, CHALLENGER SERIES, BLACK OR SIMILAR DESIGN



PEDESTRIAN LIGHTING: LSI, CHALLENGER SERIES WITH RADIUS ARM ADAPTOR AND EXTENDED POLE, WHITE OR SIMILAR DESIGN

2/2 STANDARD LIGHT FIXTURES SCALE: N.T.S.



1/2 TYP. ACCESSIBLE PARKING SCALE: 1/4" = 1'-Ø"

LAUTH
317 848-6500 · lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Michael Carrico
TELEPHONE: 317-575-5021
FAX:
E-MAIL:
PROJECT NUMBER: 05
STATE NUMBER:

SEM Architects Inc
677 S. Colorado Boulevard
Suite 200
Denver, Colorado 80246
303-220-8900
302-220-0708 Fax

CERTIFIED BY:

TITLE: STANDARD SITE DETAILS

PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV. DATE (YYY-MM-DD)	DESCRIPTION	CONSULTANT CONTACT	CONSULTANT JOB NUMBER
6-10-2003	CSP SUBMITTAL	T Dreiker	030450
11/21/03	CSP RESUBMITTAL		
2/22/04	REVISED SUBMITTAL		

DRAWING NO. SHEET 2 OF
2of16

TITLE: STANDARD SITE DETAILS

1/11/2010

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

32nd AVENUE

PHASE ONE LINE INCLUDING PUBLIC IMPROVEMENTS TO PICADILLY STREET FROM 26TH AVENUE NORTH TO 32ND AVENUE INTERSECTION

POTENTIAL FUTURE TRAFFIC SIGNAL:
AURORA COMMERCE CENTER SHALL BE RESPONSIBLE FOR FUNDING 50% OF THE SIGNAL INSTALLATION COSTS AT THE INTERSECTION OF 26TH COURT AND PICADILLY ROAD IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE WARRANT NUMBERS 1 THROUGH 8 AS DESCRIBED IN THE 2000 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH SHALL BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENTS AND 50% OF RIGHT TURN MOVEMENTS. A SIGNAL PHASING AGREEMENT (INITIATED BY THE CITY) SHALL BE SIGNED BY THE APPLICANT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

DEVELOPER WILL PROVIDE CONDUIT AND PULL BOXES PER STANDARD DETAIL TE-10

FRISK
E 26TH AVENUE

VASQUEZ
21861 E 26TH AVENUE

STEVENSON
22031 E 26TH AVENUE

UNPLATTED
AGRICULTURAL

GONZALEZ
EAST 26TH AVENUE

HENRY
EAST 26TH AVENUE

25' PARKING SETBACK
50' BUILDING SETBACK
26th AVENUE

4' DEDICATED FOR 26th COURT R.O.W.

NEW STREET LIGHTS PER CITY STANDARDS

26th AVENUE

26th AVENUE

N89°31'47"E 690.06'

N89°31'47"E 740.06'

TRACT A
0.068 ACRES

PHASE ONE LINE INCLUDING PUBLIC IMPROVEMENTS TO 26TH AVENUE

10' CONCRETE TRAIL / SIDEWALK

DETENTION POND RE: CIVIL

DETENTION POND RE: CIVIL

PHASE ONE LINE INCLUDING PUBLIC IMPROVEMENTS TO 26TH AVENUE

10' CONCRETE TRAIL / SIDEWALK

PRIMARY PROJECT IDENTIFICATION
RE: 10 SHEET 2

42' DEDICATED FOR PICADILLY ROAD R.O.W.

PICADILLY ROAD

NEW STREET LIGHTS PER CITY STANDARD

EXISTING UTILITY EASEMENT

PUBLIC IMPROVEMENTS FOR PICADILLY TO BE COMPLETED BY FUTURE CSP APPLICATION

UNPLATTED
FUTURE PHASE OF AURORA COMMERCE CENTER

30' BUILDING SETBACK
10' PARKING SETBACK
23' FIRELANE EASEMENT

N00°16'35"E 1312.14'

PHASE 1
LOT 1
22.17 ACRES
BUILDING C

FUTURE
PHASE 2
LOT 2
23.76 ACRES
BUILDING D

SEE REVISED SHEETS DATED 10/11/2018

UNPLATTED
FUTURE PHASE OF AURORA COMMERCE CENTER

S00°16'35"W 1490.61'

30' BUILDING SETBACK
10' PARKING SETBACK
23' FIRELANE EASEMENT

THE RINGSBY LAND TRUST
LOT 1, PICADILLY ELECTRIC SUBSTATION SUBDIVISION FILING NO.1

N83°30'16"E 744.38'

N83°30'16"E 994.09'

30' BUILDING SETBACK
30' PRIVATE GAS EASEMENT
10' PARKING SETBACK

400' UNION PACIFIC RAILROAD R.O.W.

OVERALL SITE PLAN
SCALE: 1" = 100'-0"

0 100 200 300

AURORA COMMERCE CENTER FLG NO 1 2003-6040-01

LAUTH
317 848-6500 · lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Doug Snyder
TELEPHONE: 720-279-5411
FAX:
E-MAIL:
PROJECT NUMBER: 06
STATE NUMBER:

SEM Architects Inc
677 S Colorado Boulevard
Suite 200
Denver, Colorado 80246
303-220-8900
303-220-0708 Fax

CERTIFIED BY:

REV.	DATE (YYYY-MM-DD)	DESCRIPTION
	9/15/03	BASE SHEET UPDATE
	10/6/03	CSP SUBMITTAL
	11/21/03	CSP RESUBMITTAL
	1/23/04	CSP RESUBMITTAL
	2/23/04	CSP RESUBMITTAL
	2007-01-16	CSP MINOR AMENDMENT
	08/14/2018	CSP AMENDMENT
	09/18/2018	CSP AMENDMENT
	10/11/2018	CSP AMENDMENT
4	8/09/2024	MINOR SITE PLAN AMENDMENT

CONSULTANT CONTACT: Tbaxter
CONSULTANT JOB NUMBER: 000-000

TITLE: OVERALL SITE PLAN

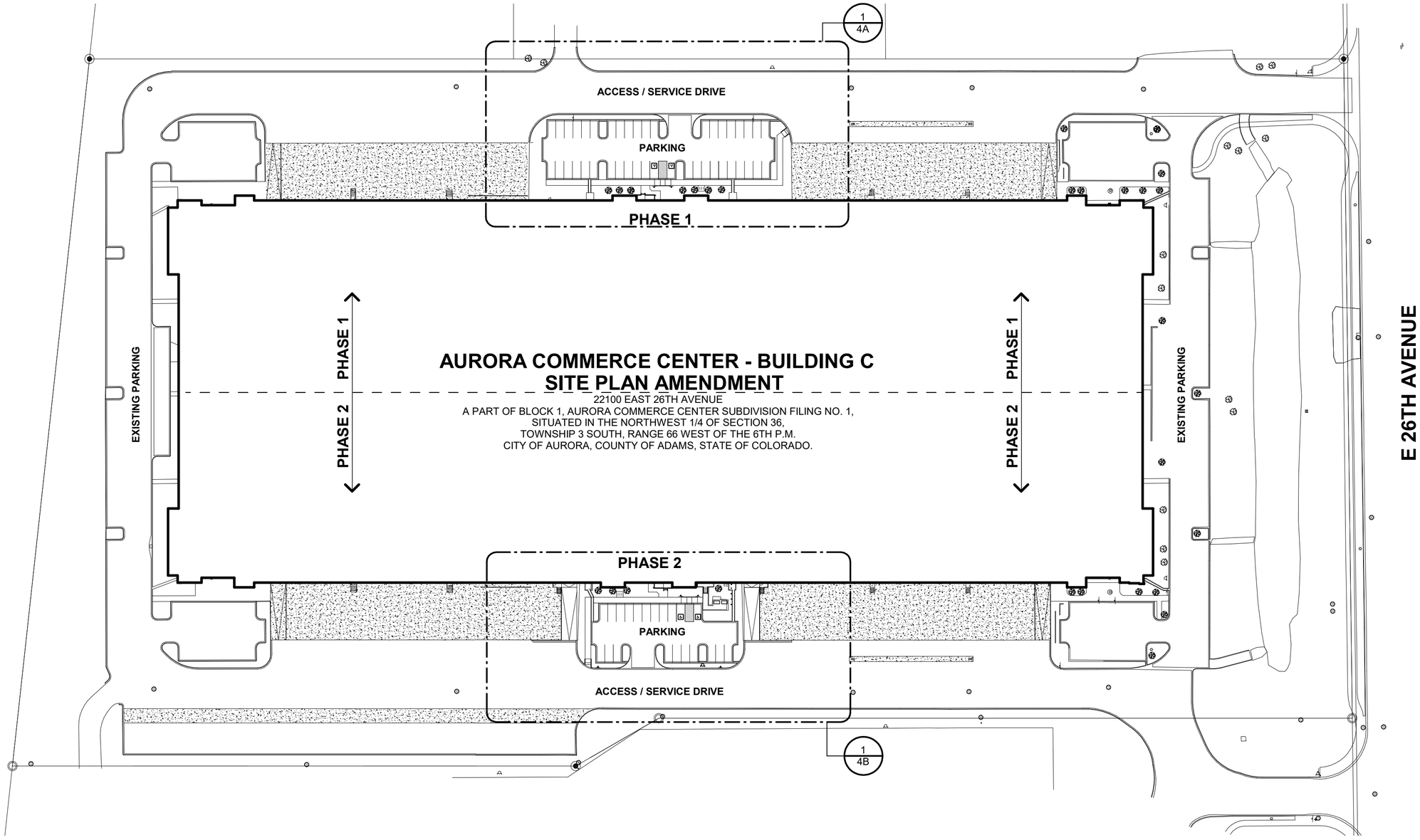
PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

DRAWING NO. 3of16 SHEET OF

TITLE: OVERALL SITE PLAN

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



SITE PLAN
SCALE: 1" = 80'-0"

NORTH

REVISIONS		
BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	6.14.2024	PLANNING COMMENTS
	09.24.2024	PLANNING COMMENTS

DRAWN

CHECKED

DESIGNED

FILENAME
TC11655

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

PROPOSED SITE PLAN

INTERGROUP ARCHITECTS

JOB NO.
TC11655

SCALE
AS SHOWN

DATE
09.25.2024

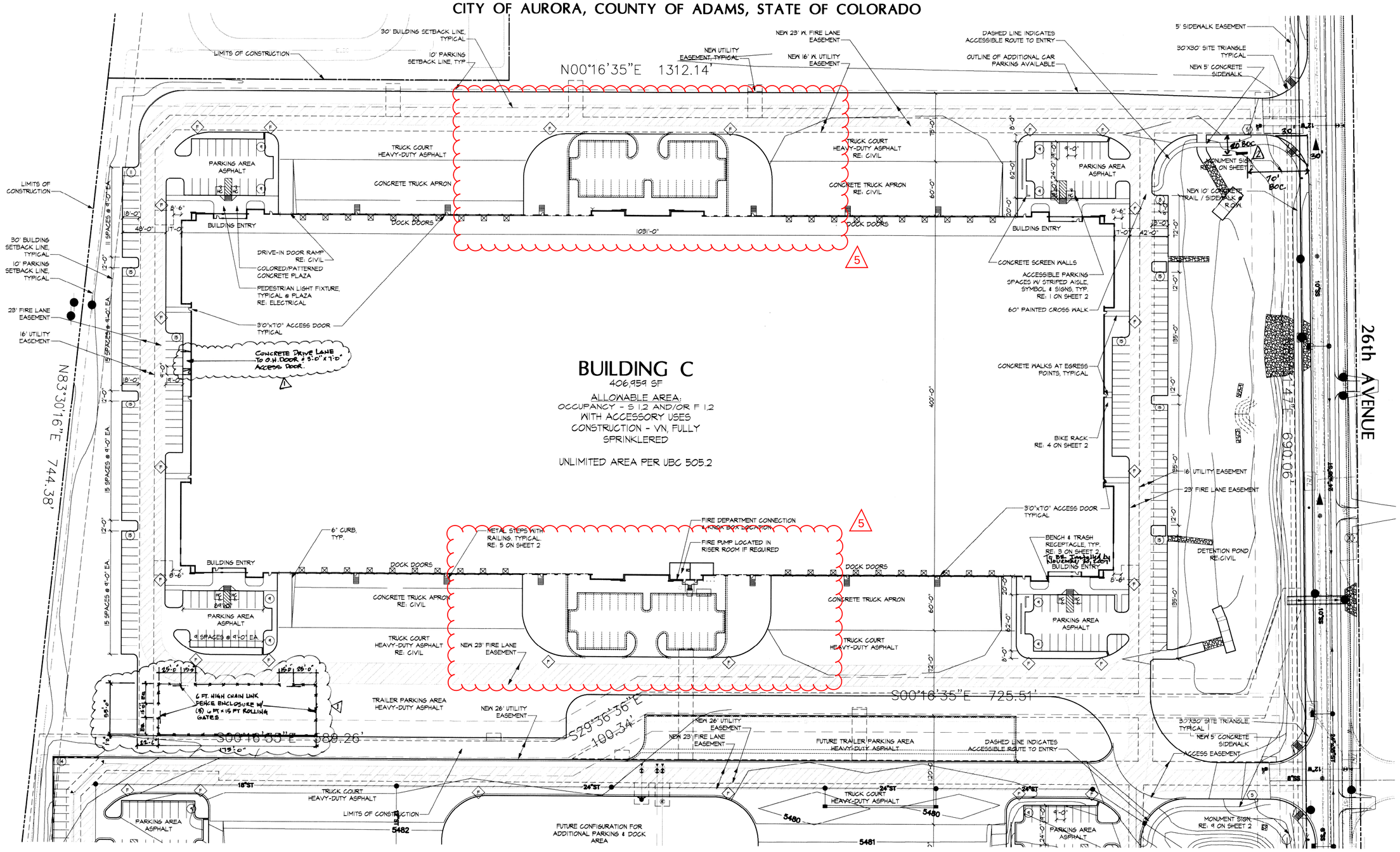
SHEET
3A
5

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

2 1/11/2010; MA-513993; 2003-6040-03
REVISE MONUMENT SIGN



BUILDING C

406,959 SF

ALLOWABLE AREA:
OCCUPANCY - S 1,2 AND/OR F 1,2
WITH ACCESSORY USES
CONSTRUCTION - VN, FULLY SPRINKLERED

UNLIMITED AREA PER UBC 505.2

0 50 100 150

SITE PLAN - Lot C
4of16 SCALE: 1" = 50'-0"

N

LEGEND: INFORMATIONAL SIGNS

- (S) STOP SIGN; CITY STANDARD PER MUTCD
- (F) FIRE LANE SIGN, RE: 7 SHEET 2
- (HC) ACCESSIBLE PARKING SIGN, RE: 6 SHEET 2

M.C. 8-30-07 1/11/2010

AURORA COMMERCE CENTER FLG NO 1 2003-6040-01

LAUTH
317 848-6500 · lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Doug Snyder
TELEPHONE: 720-279-5441
FAX:
E-MAIL:
PROJECT NUMBER: 06
STATE NUMBER:

SEM Architects Inc
677 S. Colorado Boulevard
Suite 200
Denver, Colorado 80246
303-220-8900
303-220-0708 Fax

CERTIFIED BY:

REV. DATE (YYYY-MM-DD)	DESCRIPTION	CONSULTANT INITIAL
9/16/03	BASE SHEET UPDATE	
10/6/03	CSP SUBMITTAL	
11/24/03	CSP RESUBMITTAL	
12/19/03	CSP RESUBMITTAL	
2/13/04	REVISED SUBMITTAL	T-Decker
2007-01-16	CSP MINOR AMENDMENT	M.A.
Dec 11, 2007	MINOR SITE PLAN AMENDMENT	
8/09/2024		

CONSULTANT JOB NUMBER: 0004.00

TITLE: SITE PLAN - Building C

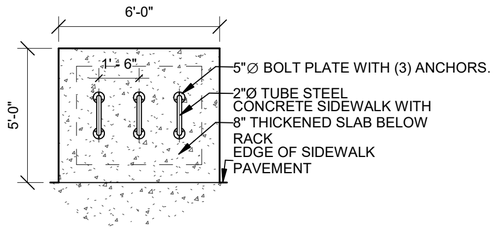
PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

DRAWING NO. 4of16 SHEET OF

TITLE: SITE PLAN - Building C

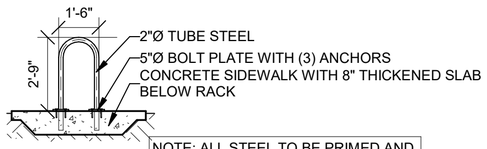
SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



PLAN

SEE SITE PLAN FOR LOCATION



SECTION

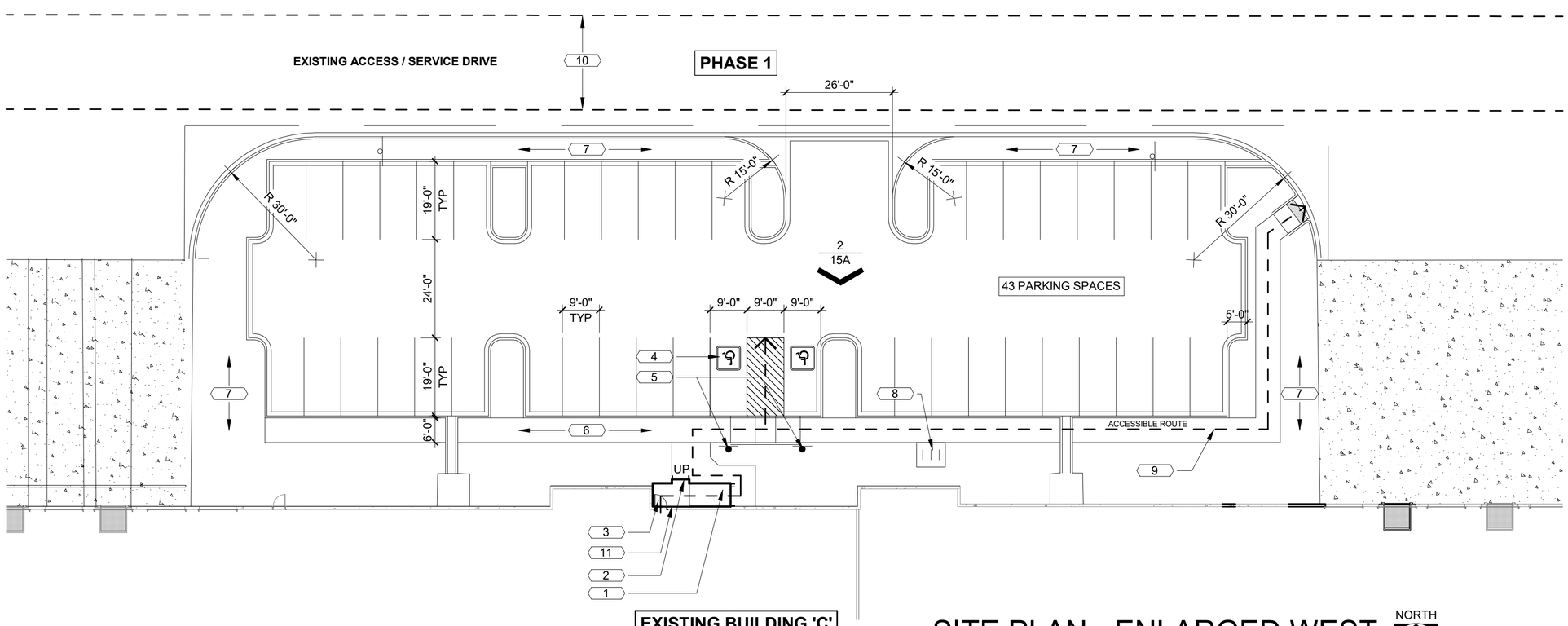
NOTE: ALL STEEL TO BE PRIMED AND PAINTED. INSTALL BIKE RACK FLUSH MOUNTED WITH VANDAL-RESISTANT SCREWS OR EXPANSION BOLTS.

KEYNOTES:

1. NEW TENANT ACCESS RAMP.
2. NEW TENANT ACCESS STAIR.
3. NEW TENANT ACCESS DOOR.
4. NEW ACCESSIBLE PARKING SPACES.
5. NEW ACCESSIBLE PARKING SIGNAGE.
6. NEW CONCRETE SIDEWALK.
7. NEW LANDSCAPE AREA - REFER TO LANDSCAPE PLANS.
8. NEW BICYCLE PARKING - REFER TO DETAIL 2/4A.
9. NEW ACCESSIBLE ROUTE TO ROW.
10. EXISTING 23'-0" WIDE FIRE LANE EASEMENT.
11. NEW WALL-MOUNTED KNOX BOX.

(2) BIKE RACK DETAIL (LOOP MULTI)

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



SITE PLAN - ENLARGED WEST

SCALE: 3/64" = 1'-0"

NORTH

REVISIONS		
BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	6.14.2024	PLANNING COMMENTS
	9.24.2024	PLANNING COMMENTS

DRAWN

CHECKED

DESIGNED

FILENAME
TC11655

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

ENLARGED SITE PLAN - WEST

INTERGROUP ARCHITECTS

JOB NO.
TC11655

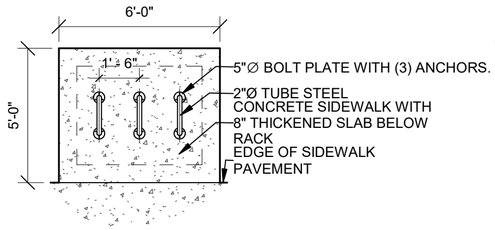
SCALE
AS SHOWN

DATE
09.25.2024

SHEET
4A
5

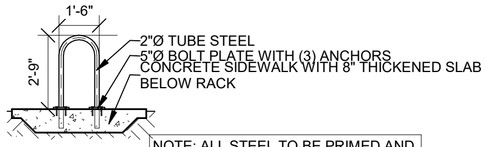
SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



PLAN

SEE SITE PLAN FOR LOCATION

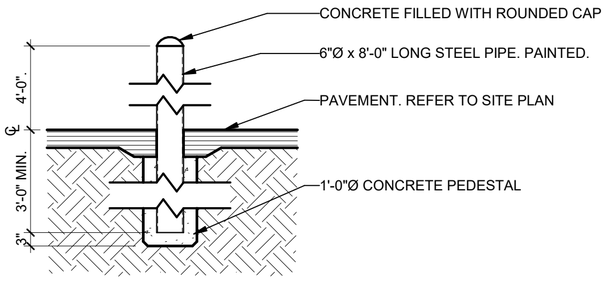


SECTION

NOTE: ALL STEEL TO BE PRIMED AND PAINTED. INSTALL BIKE RACK FLUSH MOUNTED WITH VANDAL-RESISTANT SCREWS OR EXPANSION BOLTS.

2 BIKE RACK DETAIL (LOOP MULTI)

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

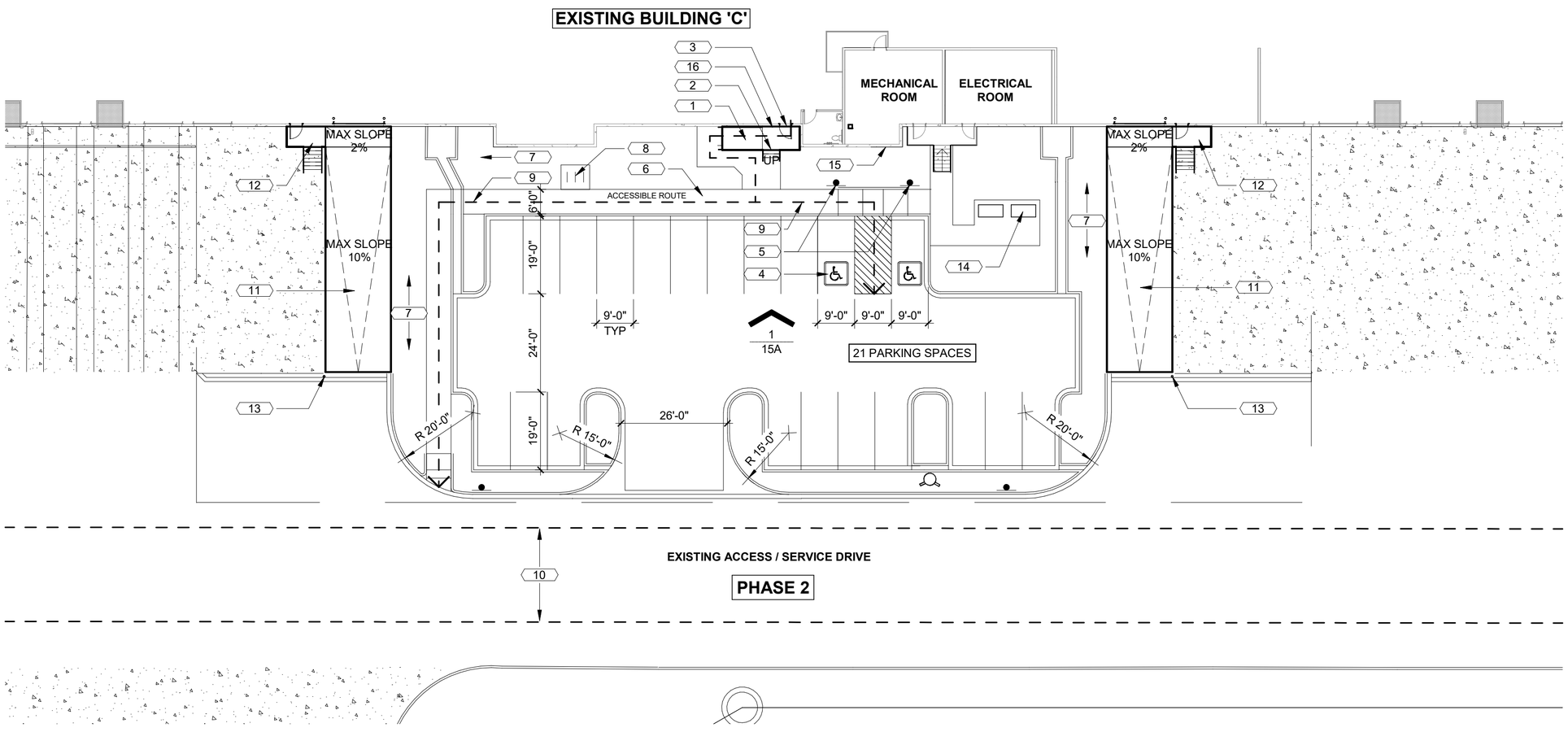


3 BOLLARD DETAIL (EXT.)

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

KEYNOTES:

1. NEW TENANT ACCESS RAMP.
2. NEW TENANT ACCESS STAIR.
3. NEW TENANT ACCESS DOOR.
4. NEW ACCESSIBLE PARKING SPACES.
5. NEW ACCESSIBLE PARKING SIGNAGE.
6. NEW CONCRETE SIDEWALK - REFER TO CIVIL PLANS.
7. NEW LANDSCAPE AREA - REFER TO LANDSCAPE PLANS.
8. NEW BICYCLE PARKING - REFER TO DETAIL 2/4B.
9. NEW ACCESSIBLE ROUTE TO ROW.
10. EXISTING 23'-0" WIDE FIRE LANE EASEMENT.
11. NEW TRUCK ACCESS RAMP.
12. NEW ACCESS STAIR.
13. NEW STEEL BOLLARDS - REFER TO DETAIL 3/4B.
14. EXISTING ELECTRICAL TRANSFORMERS TO REMAIN.
15. EXISTING FDC TO REMAIN.
16. NEW WALL MOUNTED KNOX BOX.



1 SITE PLAN - ENLARGED EAST

SCALE: 3/64" = 1'-0"

NORTH

REVISIONS		
BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	6.14.2024	PLANNING COMMENTS
	9.24.2024	PLANNING COMMENTS

DRAWN

CHECKED

DESIGNED

FILENAME
TC11655

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

ENLARGED SITE PLAN - EAST

INTERGROUP ARCHITECTS

JOB NO.
TC11655

SCALE
AS SHOWN

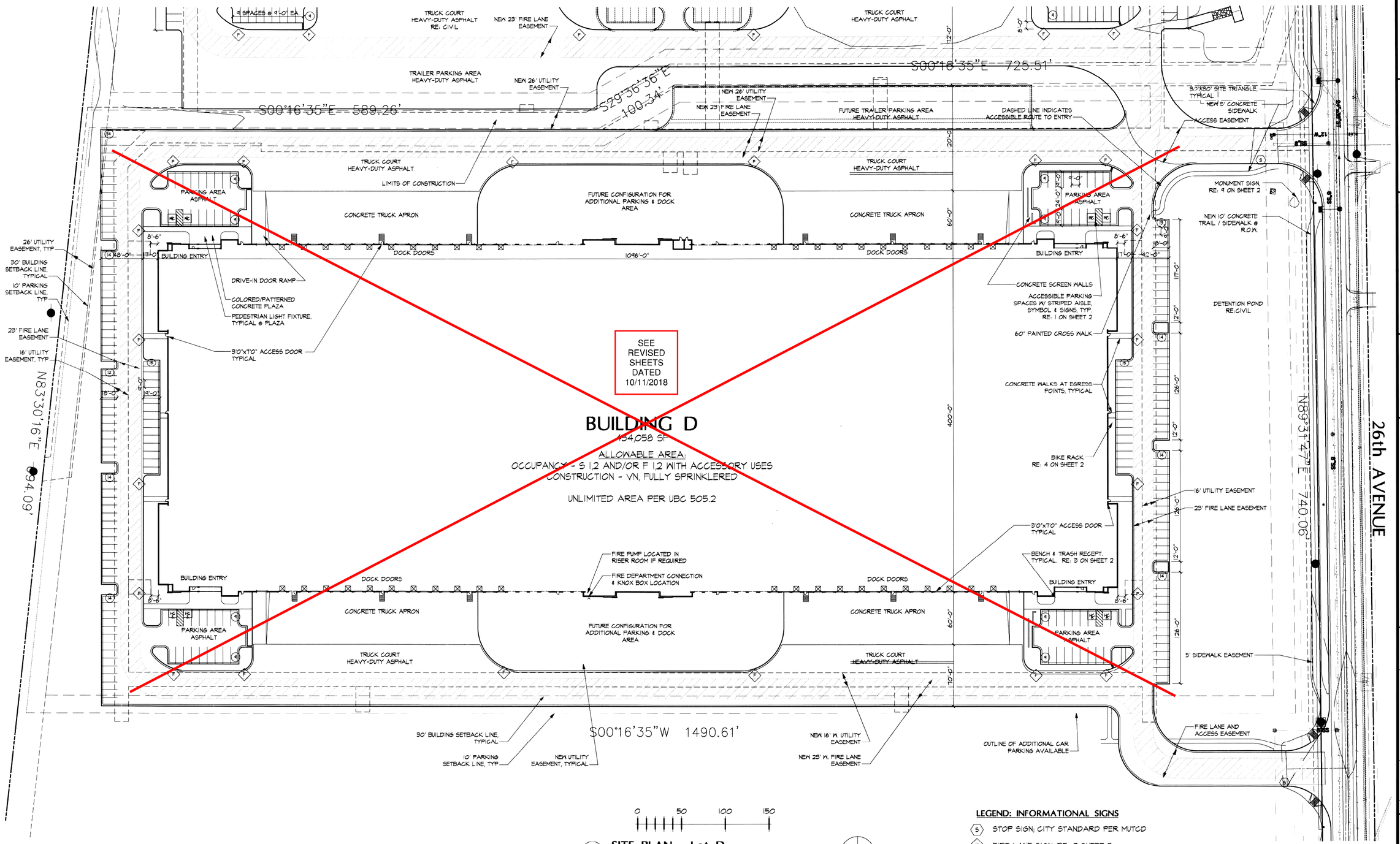
DATE
09.25.2024

SHEET
4B
5

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



BUILDING D

154,058 SF

ALLOWABLE AREA:
OCCUPANCY - S 1,2 AND/OR F 1,2 WITH ACCESSORY USES
CONSTRUCTION - VN, FULLY SPRINKLERED

UNLIMITED AREA PER UBC 505.2

0 50 100 150

5of16 SITE PLAN - Lot D
SCALE: 1" = 50'-0"

LEGEND: INFORMATIONAL SIGNS

- (S) STOP SIGN; CITY STANDARD PER MUTCD
- (F) FIRE LANE SIGN, RE: 7 SHEET 2
- (HC) ACCESSIBLE PARKING SIGN, RE: 6 SHEET 2

LAUTH
317 848-6500 • lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Doug Snyder
TELEPHONE: 720-279-3441
FAX:
E-MAIL:
PROJECT NUMBER: 06
STATE NUMBER:

SEM Architects Inc
677 S Colorado Boulevard
Suite 200
Denver, Colorado 80246
303-220-8800
302-220-0708 Fax

CERTIFIED BY:

TITLE: SITE PLAN - Building D

PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV DATE (YYYY-MM-DD)	DESCRIPTION	DATE (YYYY-MM-DD)	CONSULTANT CONTACT	CONSULTANT JOB NUMBER
9/16/03	BASE SHEET UPDATE		T Decker	0304.00
10/6/03	CSP SUBMITTAL			
11/21/03	CSP RESUBMITTAL			
2/13/04	CSP RESUBMITTAL			
2007-01-16	CSP MINOR AMENDMENT			
08/14/2018	CSP AMENDMENT			
09/18/2018	CSP AMENDMENT			
10/11/2018	CSP AMENDMENT			

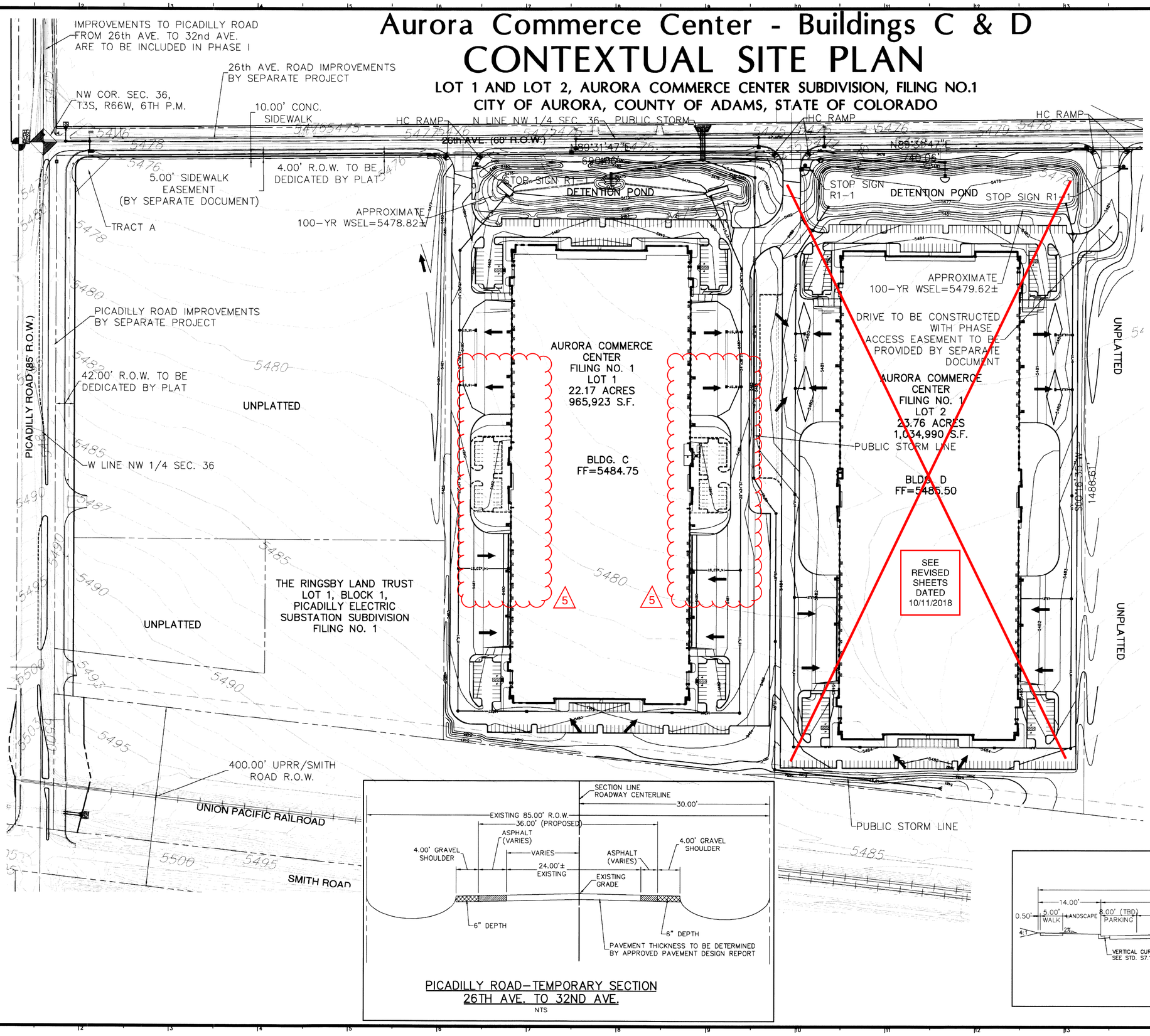
DRAWING NO. 5of16 SHEET OF

TITLE: SITE PLAN - Building D

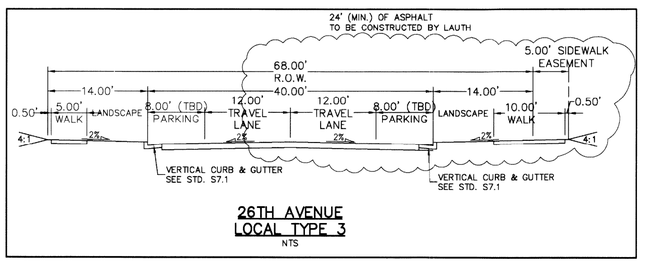
Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



PICADILLY ROAD–TEMPORARY SECTION
26TH AVE. TO 32ND AVE.
NTS



26TH AVENUE
LOCAL TYPE 3
NTS

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
5750	CONTOURS	5750
○	MANHOLE	●
ST	STORM SEWER	ST
RD	ROOF DRAIN	RD
	INLET	■
	FLARED END SECTION	
	SIGN	
	DIRECTION OF FLOW	
	TREE	
DRIVE	DESCRIPTIONS	DRIVE

N

100 50 0 100 200

SCALE 1"= 100'

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOTES:

1. ALL PROPOSED ON-SITE STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
2. SIGNAGE SHALL FOLLOW MUTCD STANDARDS.

LAUTH
317 848-6500 • lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Michael Carnoa
TELEPHONE: 317-575-3021
FAX:
E-MAIL:
PROJECT NUMBER: 06
STATE NUMBER:

MARTIN / MARTIN
CONSULTING ENGINEERS
12499 West Colfax Ave.
P.O. Box 151000
Lakewood, Colorado 80215
303 431 6100
FAX 303 431 4028

CERTIFIED IN:

TITLE: GRADING PLAN

PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

DATE (YYYY-MM-DD)	DESCRIPTION
09/22/03	CONSULTANT CONTACT: M. SCHLAGETER
	CONSULTANT JOB NUMBER: 5920.C.03

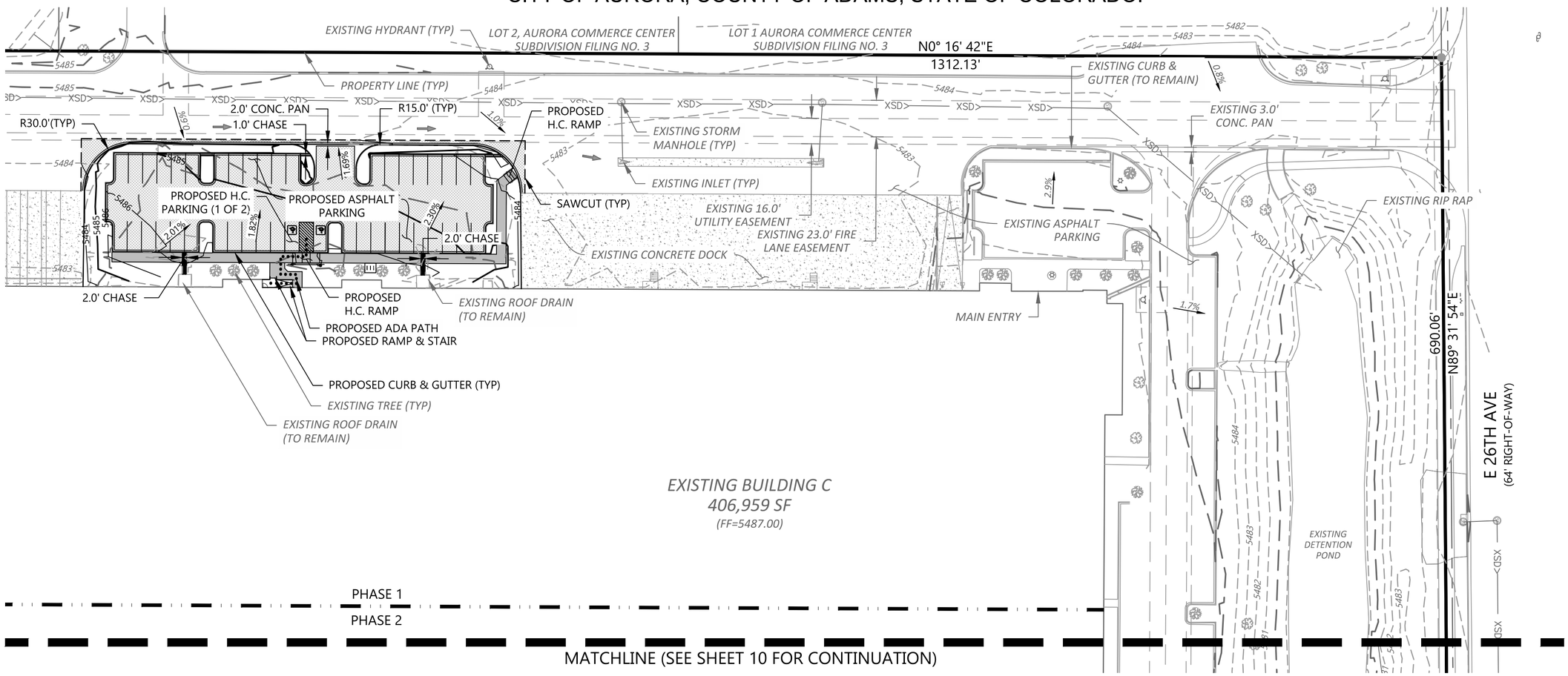
REV.	DATE (YYYY-MM-DD)	DESCRIPTION
1	2003-11-24	CSP RESUBMITTAL
2	2004-01-07	CSP RESUBMITTAL
3	2004-02-24	CSP RESUBMITTAL
4	2004-03-09	CSP RESUBMITTAL
5	2007-01-16	CSP MINOR AMENDMENT
	08/14/2018	CSP AMENDMENT
	09/18/2018	CSP AMENDMENT
	10/11/2018	MINOR SITE PLAN AMENDMENT
	8/09/2024	

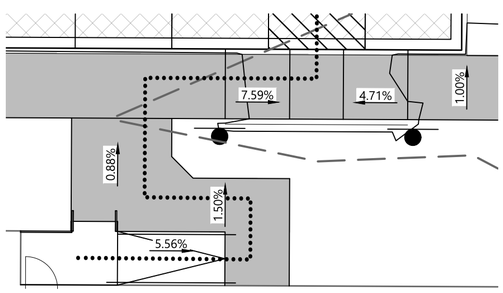
DRAWING NO. 6 SHEET OF 16

TITLE: GRADING PLAN

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.





RAMP DETAIL WEST
N.T.S.

LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
5400	PROPOSED 5' CONTOUR
5401	PROPOSED 1' CONTOUR
5400	EXISTING 5' CONTOUR
5401	EXISTING 1' CONTOUR
SD>	PROPOSED STORM LINE
XSD>	EXISTING STORM LINE
	PROPOSED SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET

	FLOW DIRECTION
25.25	PROPOSED SPOT GRADE
25.25	EXISTING SPOT GRADE
2.00%	SLOPE AND DIRECTION
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
FFE	FINISHED FLOOR ELEVATION
M.E.	MATCH EXISTING

NOTES:

1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
2. PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%."
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. **THE SLOPE AWAY FROM THE BUILDING SHALL** HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.

N

0 25 50 100

SCALE: 1" = 50'

5

REVISIONS		
BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	7.24.2024	PLANNING COMMENTS

DRAWN ANM
CHECKED JGD
DESIGNED JGD
FILENAME TC11655

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

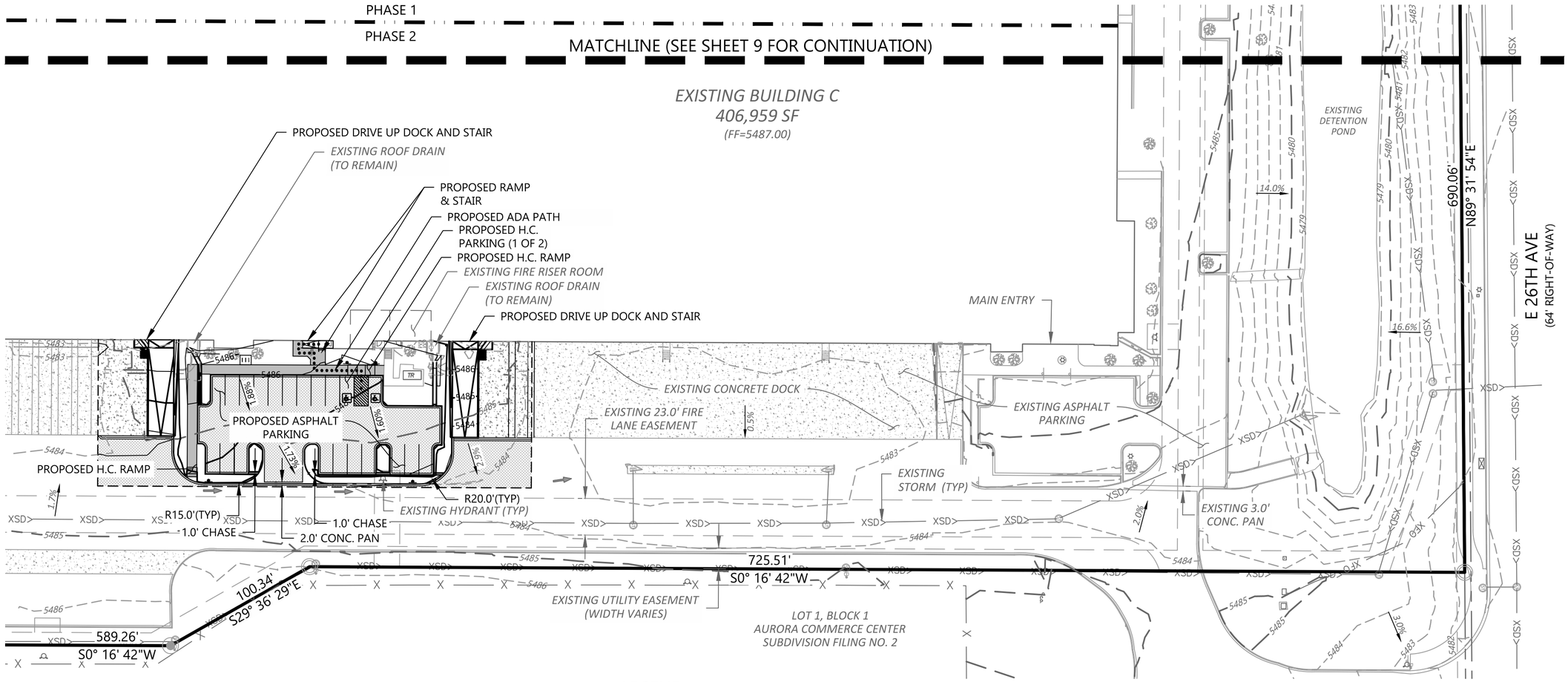
GRADING PLAN

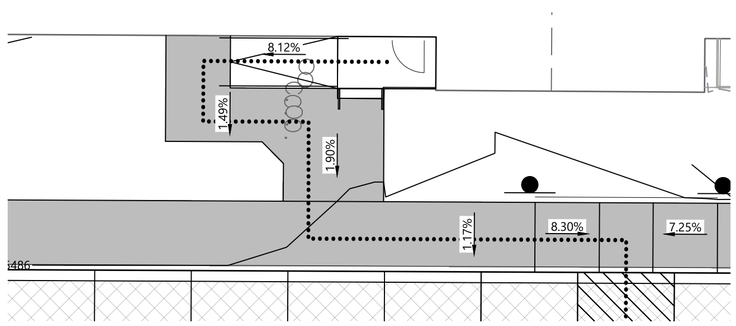
INTERGROUP ARCHITECTS

JOB NO. 24007
SCALE AS SHOWN
DATE 09.25.2024
SHEET 6A

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.





RAMP DETAIL EAST
N.T.S.

LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
5400	PROPOSED 5' CONTOUR
5401	PROPOSED 1' CONTOUR
5400	EXISTING 5' CONTOUR
5401	EXISTING 1' CONTOUR
SD>	PROPOSED STORM LINE
XSD>	EXISTING STORM LINE
	PROPOSED SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET

	FLOW DIRECTION
25.25	PROPOSED SPOT GRADE
25.25	EXISTING SPOT GRADE
2.00%	SLOPE AND DIRECTION
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
FFE	FINISHED FLOOR ELEVATION
M.E.	MATCH EXISTING

NOTES:

1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
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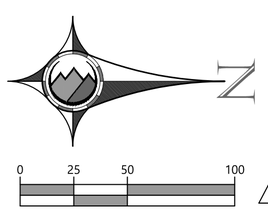
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. **THE SLOPE AWAY FROM THE BUILDING SHALL** HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.



SCALE: 1" = 50'

5

REVISIONS		
BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	7.24.2024	PLANNING COMMENTS

DRAWN: ANM
CHECKED: JGD
DESIGNED: JGD
FILENAME: TC11655

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

GRADING PLAN

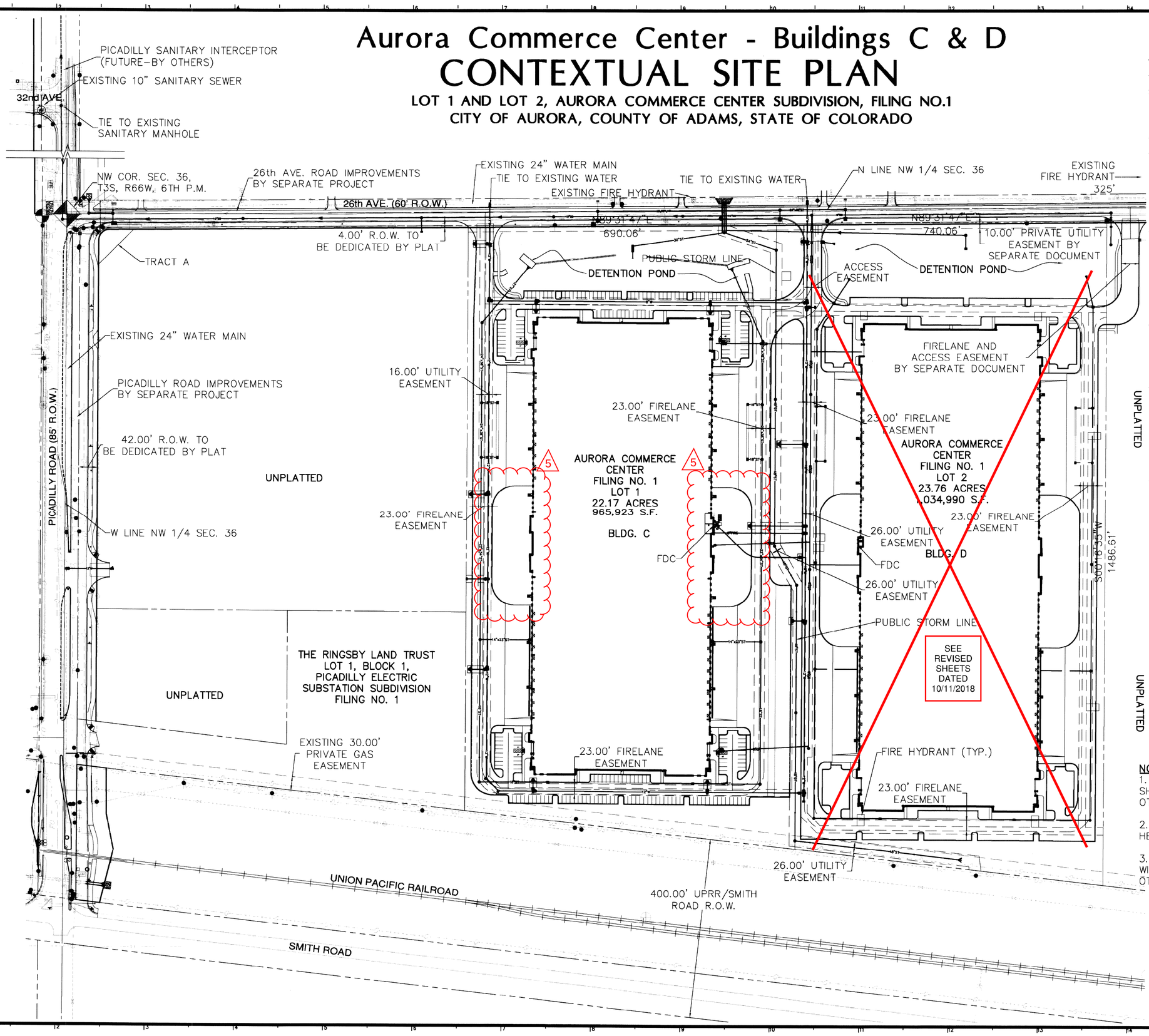
INTERGROUP ARCHITECTS

JOB NO. 24007
SCALE AS SHOWN
DATE 09.25.2024
SHEET 6B

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
	HANDICAP RAMPS	
	MANHOLE	
ST	STORM SEWER	ST
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
	CLEANOUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
	IRRIGATION CONTROL	
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
T	TELEPHONE LINE	T
	TELEPHONE PEDESTAL	
CT	CABLE TV	CT
	SIGN	
	TREE	
	MONITOR WELL	
G	GAS LINE	G
DRIVE	DESCRIPTIONS	DRIVE

SCALE 1"= 100'

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOTES:

1. ALL PROPOSED WATER AND SANITARY SEWER SHOWN HEREON ARE PUBLIC UNLESS NOTED OTHERWISE.
2. ALL PROPOSED STORM SEWER SHOWN HEREON IS PRIVATE UNLESS OTHERWISE NOTED.
3. ALL PROPOSED EASEMENTS SHOWN HEREON WILL BE DEDICATED BY PLAT UNLESS NOTED OTHERWISE.

LAUTH
317 848-6500 • lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Michael Carroco
TELEPHONE: 317-575-3321
FAX:
E-MAIL:
PROJECT NUMBER: 06
STATE NUMBER:

MARTIN / MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Suite B-200
Lakewood, CO 80215
303 431 6100
FAX 303 431 4028

CERTIFIED BY:

REV.	DATE (YYYY–MM–DD)	DESCRIPTION
1	2003–11–24	CSP RESUBMITTAL
2	2004–01–27	CSP RESUBMITTAL
3	2004–02–24	CSP RESUBMITTAL
4	2004–03–09	CSP RESUBMITTAL
5	2007–01–16	CSP MINOR AMENDMENT
	08/14/2018	CSP AMENDMENT
	09/10/2018	CSP AMENDMENT
	10/11/2018	CSP AMENDMENT
A	8/09/2024	MINOR SITE PLAN AMENDMENT

DATE (YYYY–MM–DD): 08/22/05
CONSULTANT CONTACT: M. SCHLAGETER
CONSULTANT JOB NUMBER: 5522C.03

DRAWING NO. 7 SHEET OF 16

TITLE: OVERALL UTILITY PLAN

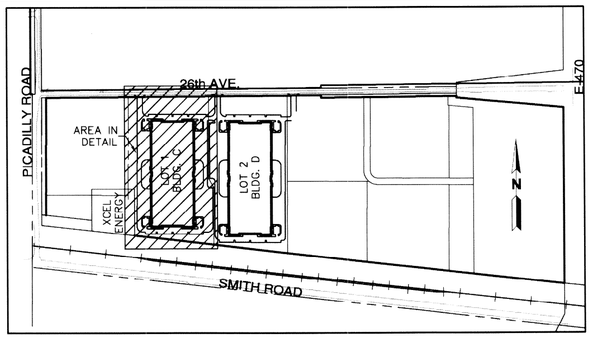
PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

TITLE: OVERALL UTILITY PLAN

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
NTS

N
60 30 0 60 120
SCALE 1"= 60'

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

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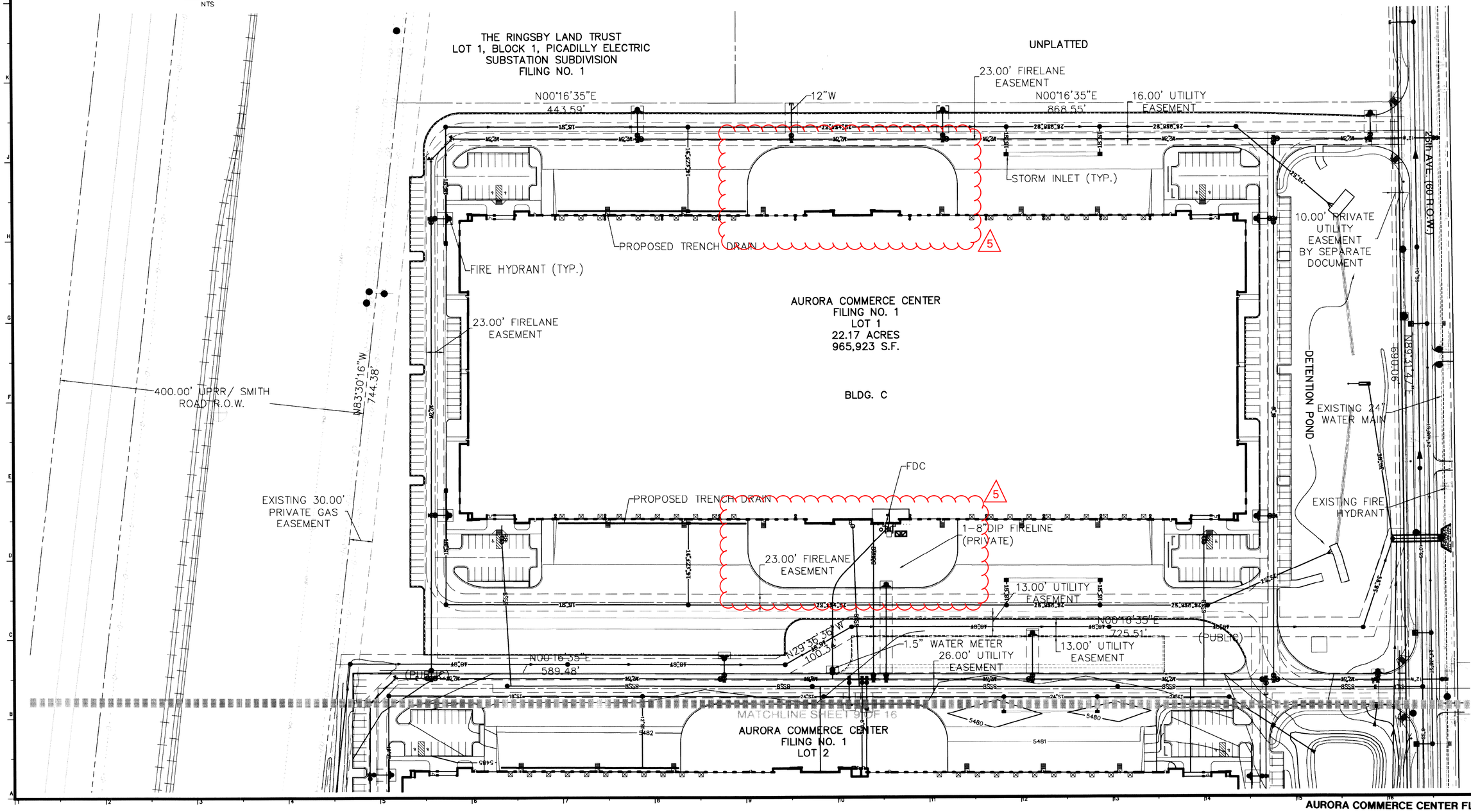
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
5750	CONTOURS	5750
	MANHOLE	
ST	STORM SEWER	ST
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	DIRECTION OF FLOW	
	TREE	
DRIVE	DESCRIPTIONS	DRIVE



AURORA COMMERCE CENTER FLG NO 1 2003-6040-01

LAUTH
317 848-6500 • lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Michael Carrico
TELEPHONE: 317-575-3001
FAX:
E-MAIL:
PROJECT NUMBER:
STATE NUMBER:

MARTIN / MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
P.O. Box 151500
Lakewood, Colorado 80215
303.431.6100
FAX 303.431.4028

CERTIFIED BY:

TITLE: UTILITY PLAN-LOT 1

PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV.	DATE (YYY-MM-DD)	DESCRIPTION	CONSULTANT PROJECT NUMBER
1	2003-11-24	CSP RESUBMITTAL	
2	2004-01-07	CSP RESUBMITTAL	
3	2004-02-24	CSP RESUBMITTAL	
4	2004-05-28	CSP RESUBMITTAL	
5	2004-07-01	MINOR SITE PLAN AMENDMENT	
6	8/9/2024	MINOR SITE PLAN AMENDMENT	M. SCHLAGETER

DATE (YYY-MM-DD): 06/22/03
CONSULTANT PROJECT NUMBER: 9502.03

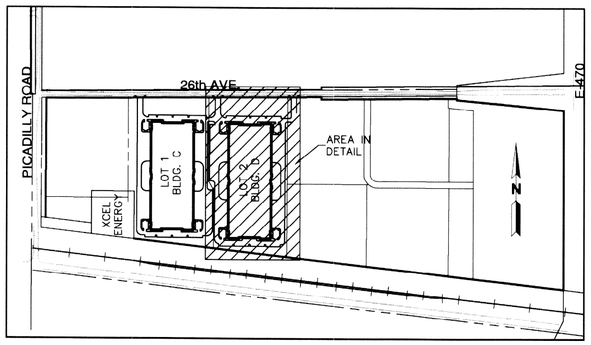
DRAWING NO. 8 of 16 SHEET OF

TITLE: UTILITY PLAN-LOT 1

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
NTS

N

60 30 0 60 120

SCALE 1"= 60'

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOTES:

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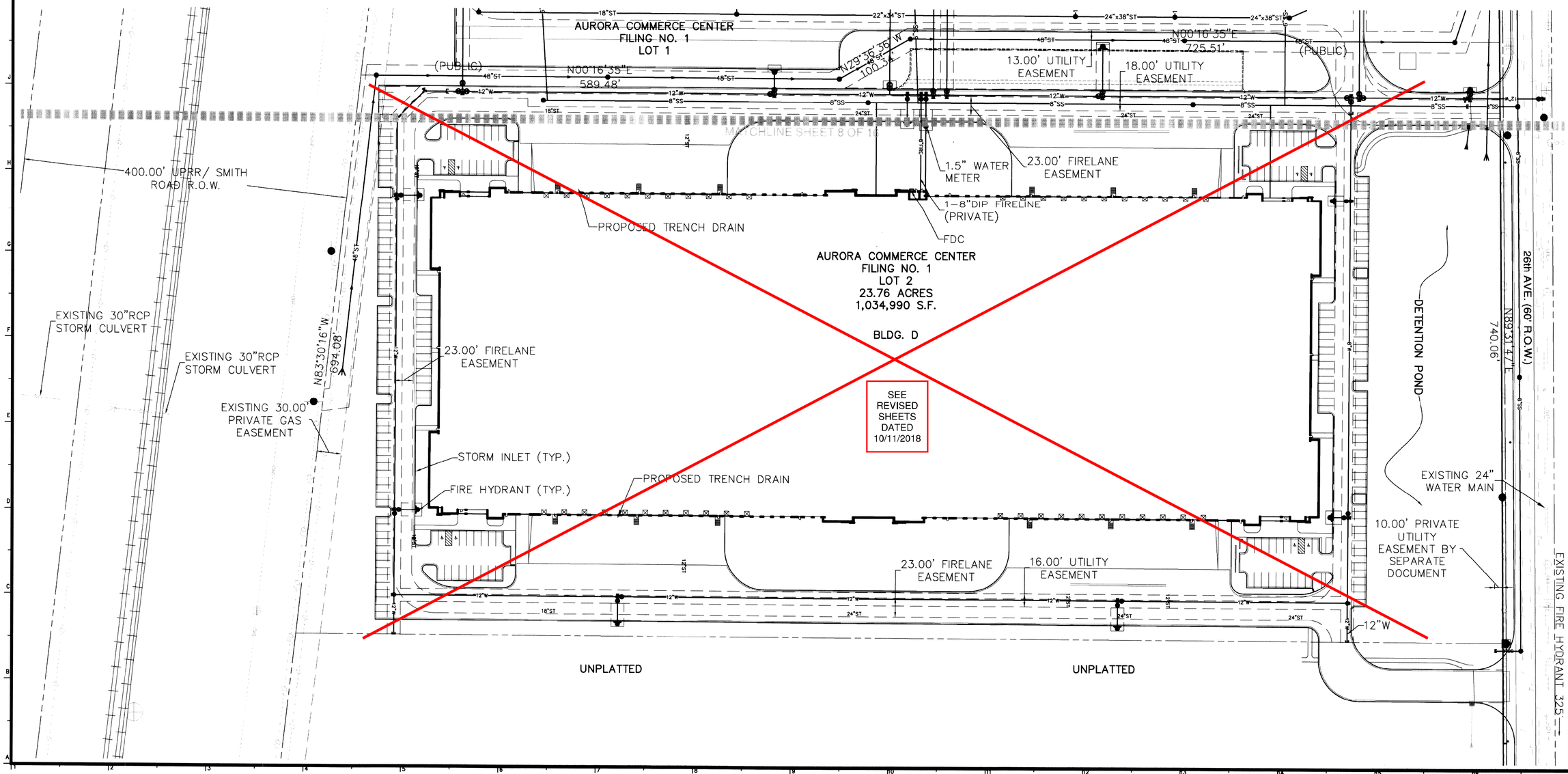
2. ALL PROPOSED STORM SEWER SHOWN HEREON IS PRIVATE UNLESS OTHERWISE NOTED.
3. ALL PROPOSED EASEMENTS SHOWN HEREON WILL BE DEDICATED BY PLAT UNLESS NOTED OTHERWISE.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
5750	CONTOURS	5750
○	MANHOLE	●
ST	STORM SEWER	ST
RD	ROOF DRAIN	RD
—	INLET	■
<	FLARED END SECTION	▲
—	SIGN	⚑
	DIRECTION OF FLOW	➡
◌	TREE	
DRIVE	DESCRIPTIONS	DRIVE



LAUTH
317 848-6500 · lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Michael Carnoo
TELEPHONE: 317-575-3021
FAX:
E-MAIL:
PROJECT NUMBER: 06
STATE NUMBER:

MARTIN / MARTIN
CONSULTING ENGINEERS
12499 West Colfax Ave.
P.O. Box 15100
Lakewood, CO 80215
303.431.6100
FAX 303.431.4028

CERTIFIED BY:

TITLE: UTILITY PLAN-LOT 2

PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV.	DATE (YYY-MM-DD)	DESCRIPTION	DATE (YYY-MM-DD)	CONSULTANT PROJECT MANAGER	CONSULTANT PROJECT NUMBER
1	2003-11-24	CSP RESUBMITTAL	09/22/03	M. SCHLAGETER	6502.03
2	2004-01-07	CSP RESUBMITTAL			
3	2004-02-24	CSP RESUBMITTAL			
4	2004-05-18	CSP RESUBMITTAL			
5	2007-01-16	CSP AMENDMENT	08/14/2018	CSP AMENDMENT	
			09/18/2018	CSP AMENDMENT	
			10/11/2018	CSP AMENDMENT	

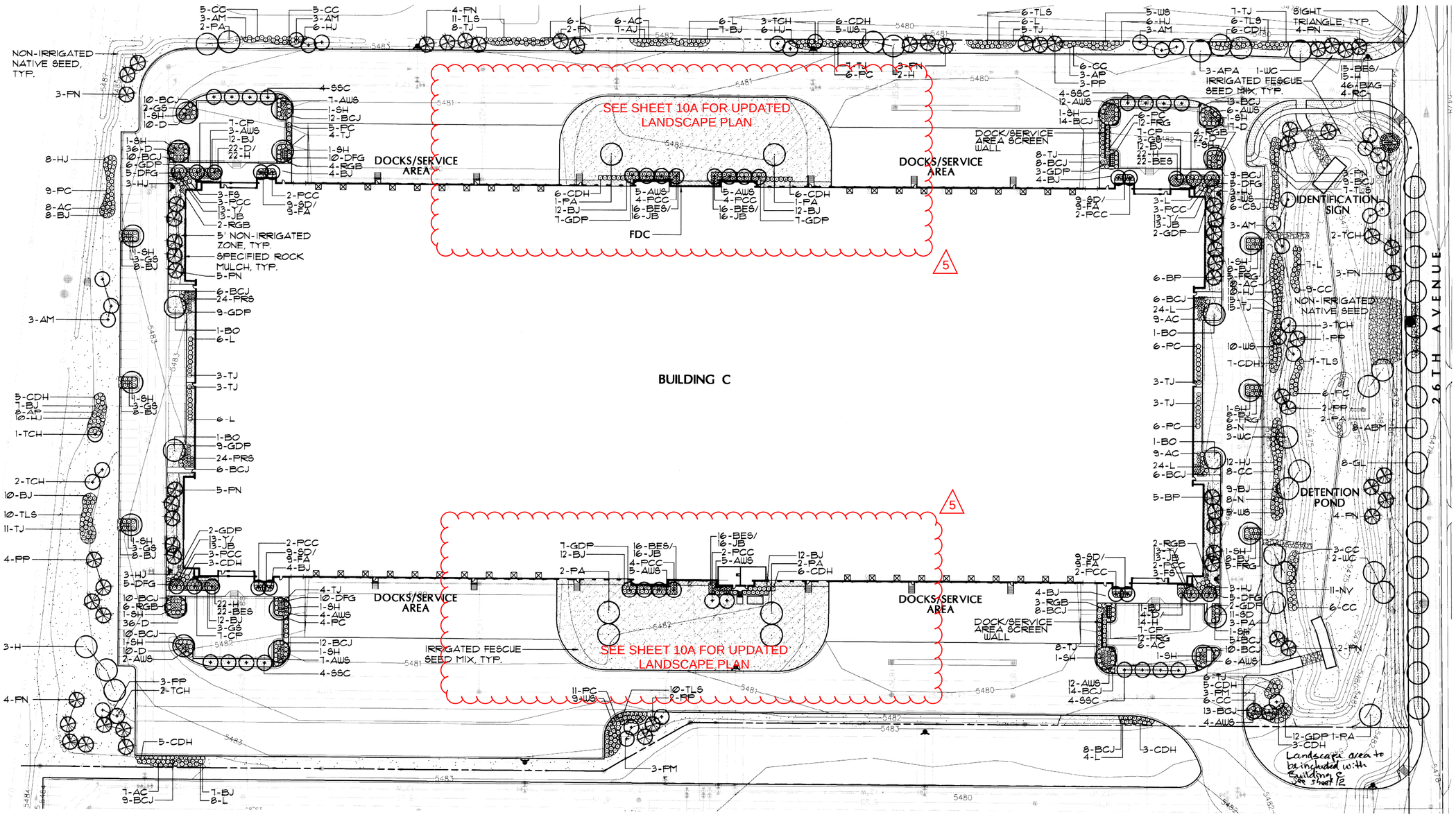
DRAWING NO. 9 SHEET OF 9 of 16

TITLE: UTILITY PLAN-LOT 2

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



GRASS SEED MIXES:

IRRIGATED SOD
MIXTURE OF 10% BLUEGRASS/ 90% FESCUE VARIETIES

RESTORATIVE FESCUE SEED MIX
HARD FESCUE
CHEWINGS FESCUE
CREEPING RED FESCUE
KENTUCKY BLUEGRASS 'PARK'
PERENNIAL RYE 'LOW GROW'
KENTUCKY BLUEGRASS 'NEWPORT'

RESTORATIVE NATIVE SHORT GRASS SEED MIX

NORTH

SCALE: 1"=50'-0"

LAUTH
317 848-6500 • lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center-C&D
CONTACT: Michael Carrico
TELEPHONE: (317) 575-3021
FAX:
E-MAIL:
PROJECT NUMBER:
STATE NUMBER: 08

meuran design group
site design
landscape architecture
site planning
892 broadway, suite 203
denver, colorado 80203
303.512.0545 fax 303.812.1224

CERTIFIED BY:

TITLE: LANDSCAPE PLAN - Building C

PROJECT: Building C & D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV.	DATE (YYYY-MM-DD)	DESCRIPTION
	10-6-03	CSP SUBMITTAL
	1-7-04	CSP RESUBMITTAL
	2-11-04	FINAL SUBMITTAL
	2-25-04	REVISED SUBMITTAL
	1-16-07	CSP MINOR AMENDMENT
1	8/09/2024	MINOR SITE PLAN AMENDMENT

DATE (YYYY-MM-DD)
CONSULTANT CONTACT: K. Bieseeker
CONSULTANT JOB NUMBER: 03.128

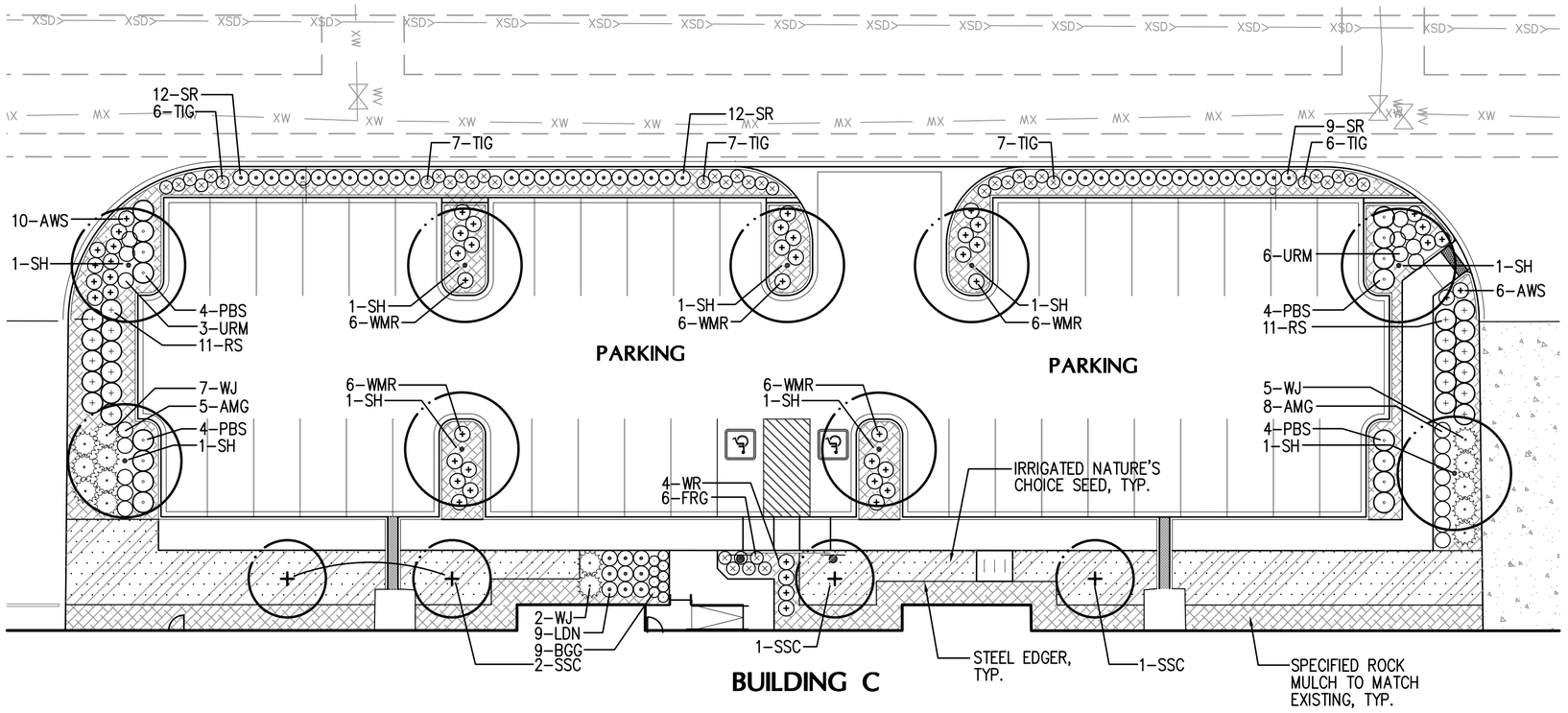
DRAWING NO. 10 of 16
SHEET 10 OF 16

TITLE: LANDSCAPE PLAN - Building C

M.C. 8-30-07

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



WEST ENTRY/PARKING LANDSCAPE

LANDSCAPE LEGEND

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

GROUNDCOVER LEGEND:

IRRIGATED 'NATURE'S CHOICE' SEED

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

SPECIFIED ROCK MULCH TO MATCH EXISTING ROCK MULCH ON SITE. PLACE OVER FILTER FABRIC

BUILDING C 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 (5 gal.)	TREE EQUIVALENT PROVIDED
WEST	275	6.9	4	1.5 (15 shrubs)	1.5 (15 grasses)	7.0
EAST	152	3.8	2	1.5 (15 shrubs)	0.6 (6 grasses)	4.1

BUILDING C PARKING

	PARKING SPACES	TOTAL TREES	TOTAL SHRUBS
WEST	43	9	135
EAST	23	5	67

REFER TO SHEET 10B FOR EAST ENTRY LANDSCAPE PLAN

REFER TO SHEET 11 FOR LANDSCAPE NOTES & DETAILS

NORTH

0 10 20 40'

SCALE: 1"=20'-0"

LANDSCAPE PLAN

NOT FOR CONSTRUCTION

REVISIONS		
BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	6.14.2024	PLANNING COMMENTS
	9.24.2024	PLANNING RESUBMITTAL

DRAWN kts
CHECKED kts
DESIGNED kts
FILENAME

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

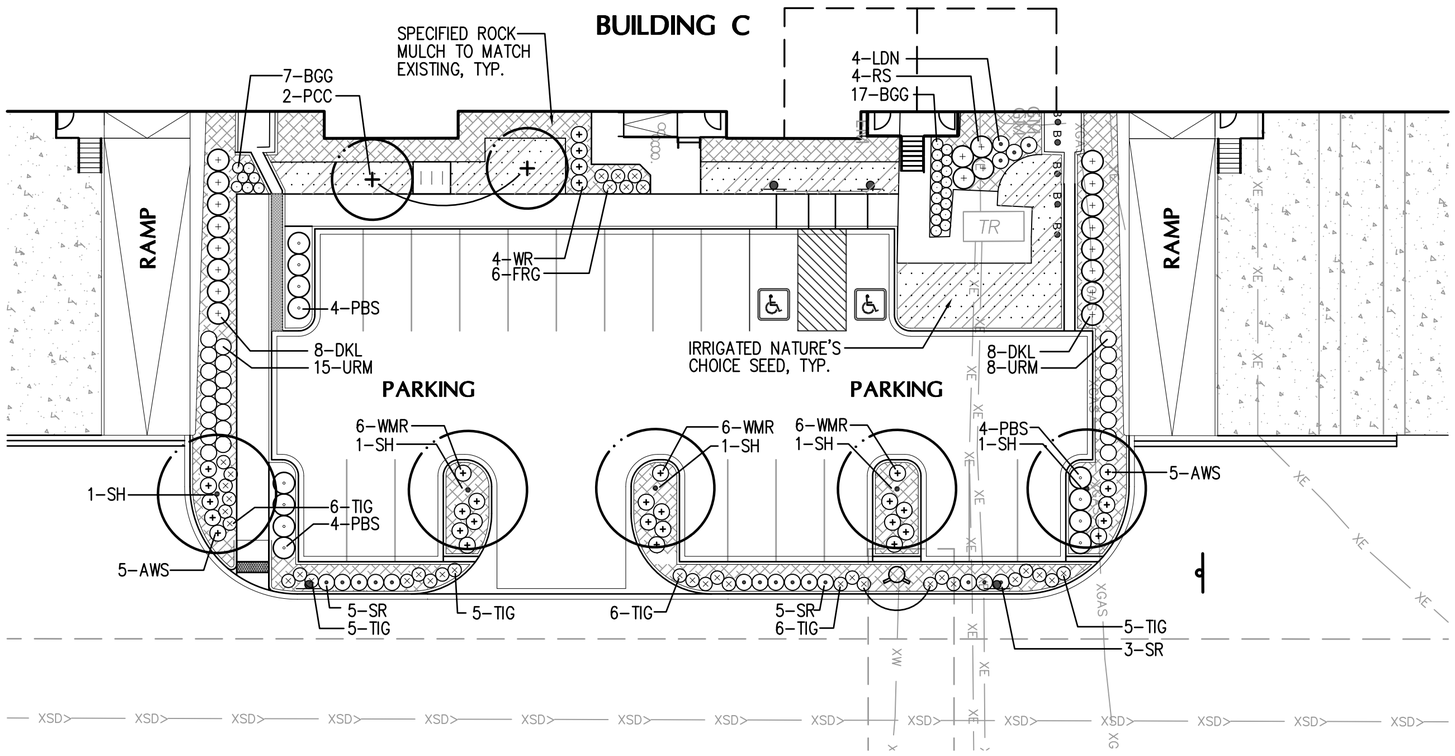
PROPOSED SITE PLAN

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

JOB NO. 24.104
SCALE AS SHOWN
DATE 04.26.2024
SHEET 10A

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



EAST ENTRY/PARKING LANDSCAPE

LANDSCAPE LEGEND

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

GROUNDCOVER LEGEND:

IRRIGATED 'NATURE'S CHOICE' SEED

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

SPECIFIED ROCK MULCH TO MATCH EXISTING ROCK MULCH ON SITE. PLACE OVER FILTER FABRIC

PLANT LIST

QTY	KEY	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
		DECIDUOUS SHADE TREES			
14	SH	Shademaster Honeylocust Gleditsia triacanthos inermis 'Shademaster'	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low
		ORNAMENTAL TREES			
4	SSC	Spring Snow Crabapple Malus sp. 'Spring Snow'	2" cal.	Specimen quality, full crown, B&B, staked	Low
2	PCC	Chanticleer Pear Pyrus calleryana 'Chanticleer'	2" cal.	Specimen quality, full crown, B&B, staked	Low
		DECIDUOUS SHRUBS			
29	AWS	Anthony Waterer Spirea Spiraea 'Anthony Waterer'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Med
8	WR	Winnipeg Parks Shrub Rose Rosa 'Winnipeg Parks'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
13	LDN	Little Devil Ninebark Physocarpus opulifolius 'Little Devil'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
52	SR	Morden Sunrise Shrub Rose Rosa 'Morden Sunrise'	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	Low
42	WMR	White Meidiland Shrub Rose Rosa 'Meidiland White'	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	Low
16	DKL	Dwarf Korean Lilac Syringa meyeri 'Palibin'	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low
28	PBS	Pawnee Buttes Sandcherry Prunus Besseyi 'Pawnee Buttes'	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.	Low
26	RS	Russian Sage Perovskia atriplicifolia	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
		EVERGREEN SHRUBS			
14	WJ	Wilton Juniper Juniperus horizontalis 'Wiltonii'	5 gal.	container, 18"-24" spread 6" ht., plant 4' o.c.	Low
		PERENNIALS/ORNAMENTAL GRASSES			
33	BGG	Blond Ambition Blue Grama Grass Bouteloua gracillis 'Blonde Ambition'	5 gal.	container, plant 30" o.c.	Low
12	FRG	Feather Reed Grass Calamagrostis acutiflora 'Karl Foerster'	5 gal.	container, plant 30" o.c.	Low
53	TIG	Thin Man Indian Grass Sorgastrum nutans 'Thin Man'	1 gal.	container, plant 30" o.c.	Low
32	URM	Undaunted Ruby Muhly Muhlenbergia reverchonii 'Undaunted'	1 gal.	container, plant 36" o.c.	Low
13	AMG	Adagio Maiden Grass Miscanthus sinensis 'Adagio'	1 gal.	container, plant 36" o.c.	Low

REFER TO SHEET 10A FOR WEST ENTRY LANDSCAPE PLAN

REFER TO SHEET 11 FOR LANDSCAPE NOTES & DETAILS

NORTH

SCALE: 1"=20'-0"

0 10 20 40'

LANDSCAPE PLAN

NOT FOR CONSTRUCTION

REVISIONS		
BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	6.14.2024	PLANNING COMMENTS
	9.24.2024	PLANNING RESUBMITTAL

DRAWN kts
CHECKED kts
DESIGNED kts
FILENAME

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

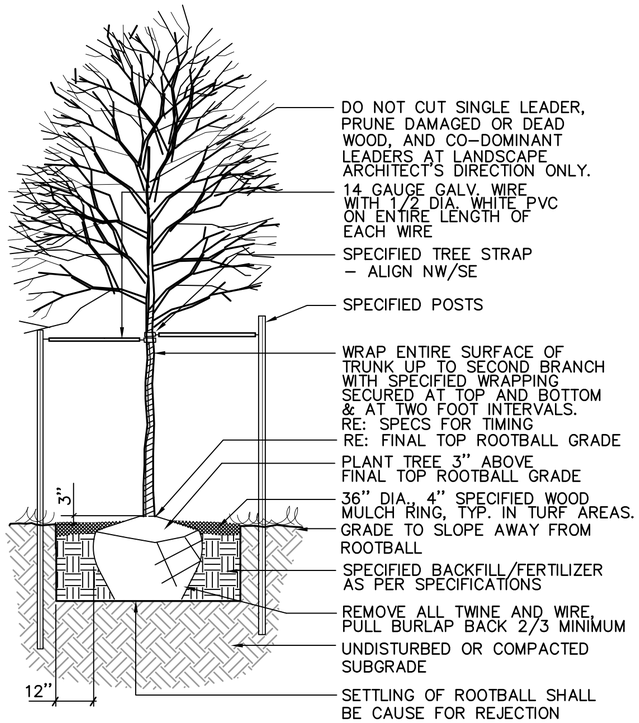
PROPOSED SITE PLAN

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

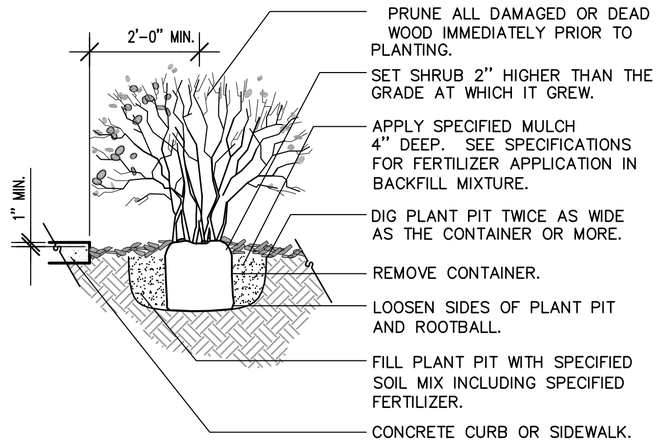
JOB NO. 24.104
SCALE AS SHOWN
DATE 04.26.2024
SHEET 5 10B

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



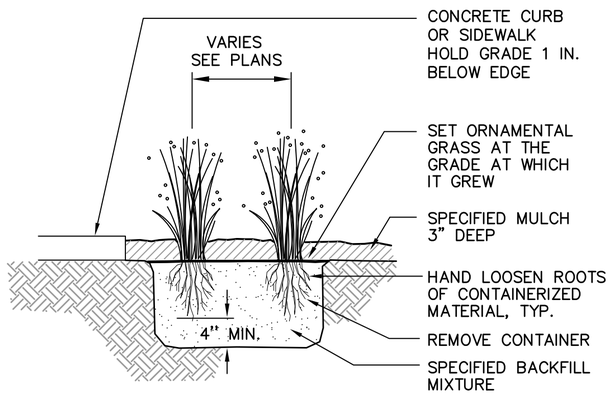
1 DECIDUOUS TREE PLANTING
N.T.S.



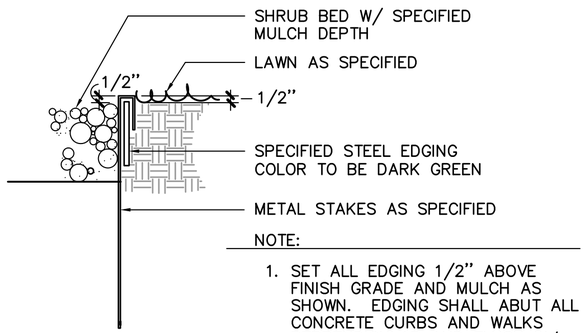
NOTES:

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.

2 SHRUB PLANTING DETAIL
N.T.S.



3 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.

4 STEEL EDGER DETAIL
N.T.S.

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.

LANDSCAPE NOTES & DETAILS

NOT FOR CONSTRUCTION

REVISIONS		
BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	6.14.2024	PLANNING COMMENTS
	9.24.2024	PLANNING RESUBMITTAL

DRAWN kts
CHECKED kts
DESIGNED kts
FILENAME

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

PROPOSED SITE PLAN

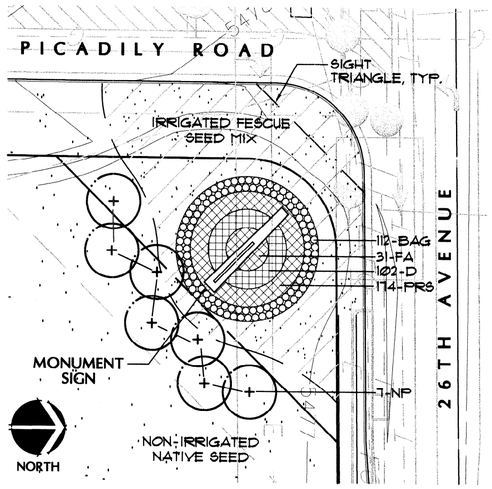
meuran designgroup
site design
landscape architecture
site planning
700 colorado boulevard, suite 131
denver, colorado 80206
303.512.0549 www.meuran.com

JOB NO. 24.104
SCALE AS SHOWN
DATE 04.26.2024
SHEET 11

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



TRACT A MONUMENT SIGN LANDSCAPE

SCALE: 1"=20'-0"

TRACT A
WATER CONSERVING AREAS

LANDSCAPE (2,962.0 S.F. TOTAL)	
WATER CONSERVING AREA	1,257.0 S.F.
NON-WATER CONSERVING AREA	1,705.0 S.F.

BUILDING C STREET TREE REQUIREMENTS:

STREET	FRONTAGE LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	# TREES REQUIRED IN TREE LAWN	# TREES PROVIDED IN TREE LAWN
26TH AVENUE	690'	25'	164'	17	16*

* TREES SPACED AT 35' O.C. AS PER FDP. EXTRA TREE ADDED TO DETENTION POND.

BUILDING C GENERAL LANDSCAPE BUFFERS FOR NON-STREET FRONTAGES

BUFFER LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	# TREES REQUIRED # SHRUBS REQUIRED	# TREES PROVIDED # SHRUBS PROVIDED
WEST BUFFER 1312'	10'	20'	33 164	33 164
SOUTH BUFFER 744'	10'	20'	19 94	25 94
EAST BUFFER 1415'	10'	15'	35 177	5* 77**

* 25 TREES RELOCATED TO DETENTION POND AND 6 TREES RELOCATED TO SOUTH BUFFER
** 100 SHRUBS RELOCATED TO DETENTION POND

BUILDING C NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPE INFORMATION

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREES REQUIRED (1 TREE PER 30 LINEAL FEET)	TREES PROVIDED	TOTAL LENGTH OF PLANTERS OR PLANT BEDS REQUIRED (≥ 1/3 ELEV. LENGTH)	TOTAL LENGTH OF PLANTERS OR PLANT BEDS PROVIDED
NORTH	400'	13	13	133'	133'
WEST	1029'	34	35	336'	306'*
SOUTH	400'	13	13	133'	133'
EAST	1029'	34	35	336'	306'*

* ONE TREE SUBSTITUTED FOR 30 L.F. OF PLANT BEDS

BUILDING C DETENTION POND LANDSCAPE REQUIREMENTS

TRACT AREA	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
60690 S.F.	15	40*	152	252**

* 25 TREES RELOCATED FROM EAST BUFFER
** 100 SHRUBS RELOCATED FROM EAST BUFFER

LANDSCAPE NOTES:

1. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST.
2. ALL SHRUB BEDS SHALL BE MULCHED WITH SPECIFIED ROCK MULCH. REFER TO PLAN FOR SHRUB BED LOCATIONS.
3. ALL NON-IRRIGATED ZONES ADJACENT TO THE BUILDINGS SHALL BE SPECIFIED 3/4" ROCK MULCH. COLOR TO MATCH BUILDING COLORS.
4. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING)
5. ALL IRRIGATED LANDSCAPE AREAS WILL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 25 FEET WILL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25 FEET WILL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS WILL HAVE FULL COVERAGE WITH DRIP OR POP-UP HEADS. AUTOMATIC RAIN SENSORS WILL BE PROVIDED TO THE IRRIGATION SYSTEM.
6. ALL RESTORATIVE FESCUE SEED MIX AREAS SHALL BE WATERED BY AN UNDERGROUND IRRIGATION SYSTEM AND SEPARATELY ZONED FOR LOW WATER USAGE AFTER ESTABLISHMENT.
7. THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC 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.
8. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
9. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

BUILDING C PLANT LIST:

SYM	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
	DECIDUOUS SHADE TREES			
ABM	Autumn Blaze Maple Acer freemanii	2 1/2" cal.	B&B, full crown, staked	Med
APA	Autumn Purple Ash Fraxinus americana 'Autumn Purple'	2 1/2" cal.	B&B, full crown, staked	Med
SH	Shademaster Honeylocust Gleditsia triacanthos inermis 'Shademaster'	2 1/2" cal.	B&B, full crown, staked	Low
GL	Greenspire Linden Tilia cordata 'Greenspire'	2 1/2" cal.	B&B, full crown, staked	Med
PA	Patmore Ash Fraxinus pennsylvanica 'Patmore'	2-1/2" cal.	B&B, full crown, staked	Low
NRO	Northern Red Oak Quercus rubra	2 1/2" cal.	B&B, full crown, staked	Med
H	Hackberry Celtis occidentalis	2 1/2" cal.	B&B, full crown, staked	Low
WC	Western Catalpa Catalpa speciosa	2 1/2" cal.	B&B, full crown, staked	Low
	EVERGREEN TREES			
PN	Austrian Pine Pinus nigra	6'-8' ht.	B&B, full form, guyed	Low
BP	Bristlecone Pine Pinus aristata	6'-8' ht.	B&B, full form, guyed	Low
PP	Pinon Pine Pinus cembroides edulis	6'-8' ht.	B&B, full form, guyed	Low
	ORNAMENTAL TREES			
CP	Chanticleer Pear Pyrus calleryana 'Chanticleer'	2" cal.	B&B, full form, guyed	Med
TCH	Thornless Cockspur Hawthorn Crataegus crus-galli var. inermis	2" cal.	B&B, clump form, guyed	Low
RC	Radiant Crabapple Malus sp. 'Radiant'	2" cal.	B&B, full form, guyed	Low
SSC	Spring Snow Crabapple Malus sp. 'Spring Snow'	2" cal.	B&B, full form, guyed	Low
AM	Amur Maple Acer ginnala	2" cal.	B&B, clump form, guyed	Low
PM	Amur Chokecherry Prunus mackii	2" cal.	B&B, clump form, guyed	Med.
NP	Newport Plum Prunus ceracifera 'Newport'	2" cal.	B&B, full form, guyed	Med.
	DECIDUOUS SHRUBS			
AC	Alpine Currant Ribe alpinum	5 gal.	18"-24" ht., plant 3' o.c.	Low
AWS	Anthony Waterer Spirea Spiraea 'Anthony Waterer'	5 gal.	18"-24" ht., plant 3' o.c.	Med
GDP	Gold Drop Potentilla Potentilla 'Gold Drop'	5 gal.	18"-24" ht., plant 3' o.c.	Low
RGB	Rose Glow Barberry Berberis thunbergii 'Rose Glow'	5 gal.	18"-24" ht., plant 3' o.c.	Low
CP	Cistena Plum Prunus cistena	5 gal.	18"-24" ht., plant 3' o.c.	Low
GS	Goldmound Spirea Spiraea 'Goldmound'	5 gal.	18"-24" ht., plant 3' o.c.	Med
L	French Lilac Syringa vulgaris 'Charles Joly'	5 gal.	24"-30" ht., plant 4' o.c.	Low
PC	Peking Cotoneaster Cotoneaster lucidus	5 gal.	24"-30" ht., plant 4' o.c.	Low
TLS	Three-Leaf Sumac Rhus trilobata	5 gal.	24"-30" ht., plant 4' o.c.	Low
CC	Cranberry Cotoneaster Cotoneaster apiculatus	5 gal.	24"-30" ht., plant 4' o.c.	Low
CDH	Clavey's Dwarf Honeysuckle Lonicera 'Clavey's Dwarf'	5 gal.	24"-30" ht., plant 4' o.c.	Low
N	Ninebark Physocarpus opulifolius	5 gal.	24"-30" ht., plant 4' o.c.	Low
WS	Western Sandcherry Prunus besseyii	5 gal.	24"-30" ht., plant 4' o.c.	Low
FS	Fragrant Sumac Rhus aromatica	5 gal.	24"-30" ht., plant 4' o.c.	Low
	EVERGREEN SHRUBS			
BJ	Buffalo Juniper Juniperus sabina 'Buffalo'	5 gal.	18"-24" spread, plant 4' o.c.	Low
HJ	Hughes Juniper Juniperus horizontallis 'Hughes'	5 gal.	18"-24" spread, plant 4' o.c.	Low
TJ	Tammy Juniper Juniperus sabina tamariscifolia	5 gal.	18"-24" spread, plant 4' o.c.	Low
BCJ	Blue Chip Juniper Juniperus horizontallis 'Blue Chip'	5 gal.	18"-24" spread, plant 4' o.c.	Low
	PERENNIALS/ORNAMENTAL GRASSES			
BES	Black-Eyed Susan Rudbeckia 'Goldilocks'	1 gal.	container, plant 18" o.c.	Low
D	Peach Daylily Hemerocallis sp.	1 gal.	container, plant 18" o.c.	Low
FA	Blue Fall Aster Aster 'Prof. Kippenberg'	1 gal.	container, plant 18" o.c.	Med
Y	Tall Gold Yarrow Achillea 'Parker's Variety'	1 gal.	container, plant 18" o.c.	Low
H	Hyssop Agastache ruprestris	1 gal.	container, plant 18" o.c.	Low
JB	Jupitor's Beard Centranthus ruber	1 gal.	container, plant 18" o.c.	Low
PRS	Purple rain Sage Savia 'Purple Rain'	1 gal.	container, plant 18" o.c.	Low
SD	Shasta Daisy Leucanthemum 'Alaska'	1 gal.	container, plant 18" o.c.	Low
DFG	Dwarf Fountain Grass Pennisetum alo. 'Hameln'	1 gal.	container, plant 18" o.c.	Low
BAG	Blue Avena Grass Helictotrichon sempervirens	1 gal.	container, plant 18" o.c.	Low
FRG	Karl Foerster Feather Reed Grass Calamagrostis acut. 'Karl Foerster'	1 gal.	container, plant 18" o.c.	Low

LAUTH
317 848-6500 · lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center-CAD
CONTACT: Michael Cantco
TELEPHONE: (317) 575-8021
FAX:
E-MAIL:
PROJECT NUMBER: 08
STATE NUMBER:

meuran design group
site design
landscape architecture
site planning
650 broadway, suite 203
boulder, colorado 80303
303.512.0549 fax 303.812.1224

CERTIFIED BY:

TITLE: LANDSCAPE DATA - Building C

PROJECT: Building C & D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV.	DATE (YYY-MM-DD)	DESCRIPTION	CONSULTANT CONTACT	CONSULTANT JOB NUMBER
	10-6-03	CSP SUBMITTAL	K. Smeester	03.128
	11-13-03	CSP SUBMITTAL		
	2-11-04	FINAL SUBMITTAL		
	2-25-04	REVISED SUBMITTAL		

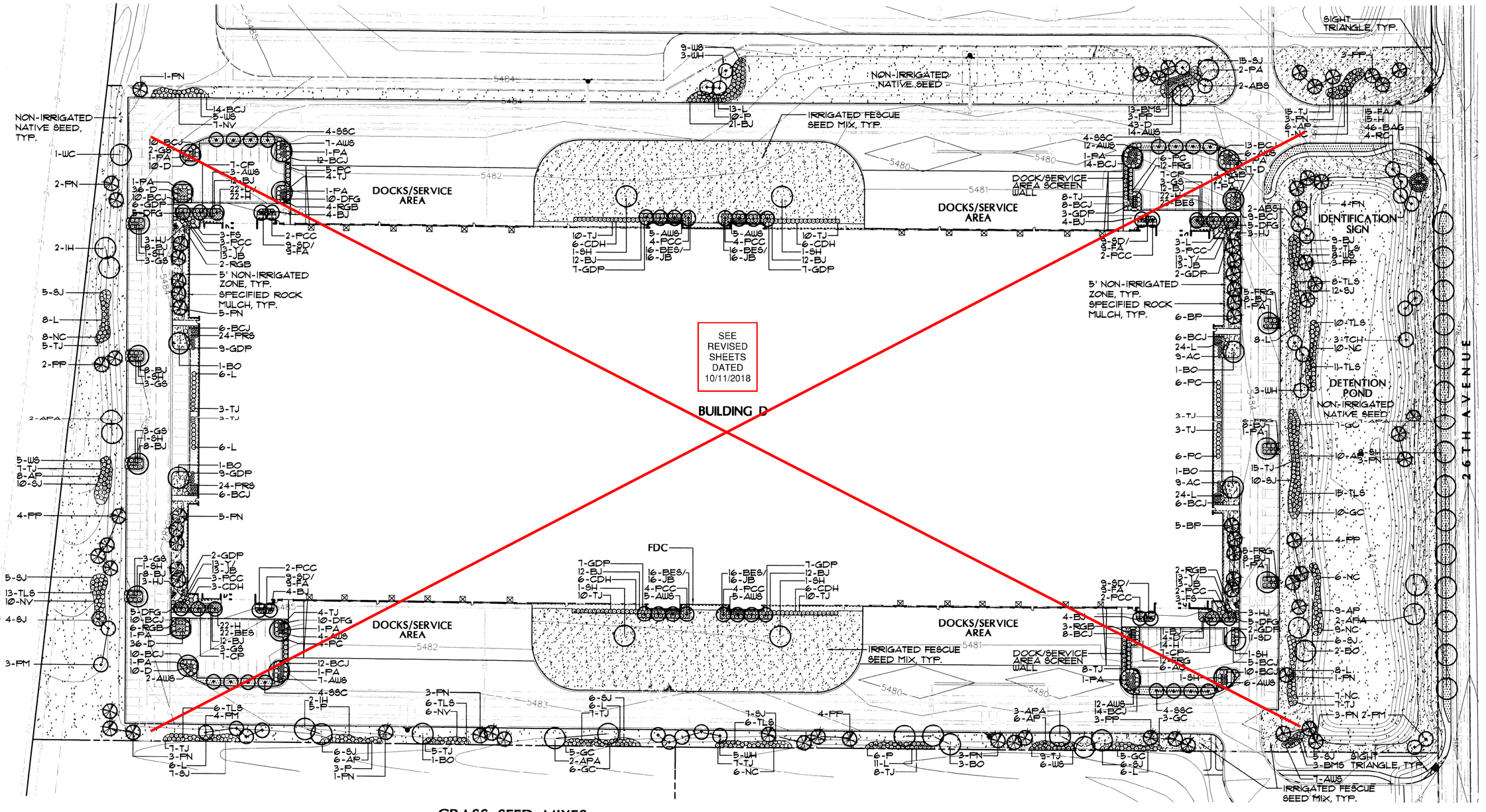
DRAWING NO. 11 of 16 SHEET 11 OF 16

TITLE: LANDSCAPE DATA - Building C

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



GRASS SEED MIXES:

IRRIGATED SOD
MIXTURE OF 10% BLUEGRASS/ 90% FESCUE VARIETIES

RESTORATIVE FESCUE SEED MIX
HARD FESCUE
CHEWINGS FESCUE
CREEPING RED FESCUE
KENTUCKY BLUEGRASS 'PARK'
PERENNIAL RYE 'LOW GROW'
KENTUCKY BLUEGRASS 'NEWPORT'

RESTORATIVE NATIVE SHORT GRASS SEED MIX

NORTH

SCALE: 1"=50'-0"

LAUTH
317 848-6500 · lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center-C&D
CONTACT: Michael Carrico
TELEPHONE: (317) 876-2021
FAX:
E-MAIL:
PROJECT NUMBER:
STATE NUMBER: 06

meuran design group
site design
landscape architecture
site planning
852 Pearl Street, Suite 250
Denver, Colorado 80203
303.572.0549 fax 303.832.1224

CERTIFIED BY:

TITLE: LANDSCAPE PLAN - Building D

PROJECT: Building C & D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV. DATE (YYYY-MM-DD)	DESCRIPTION
11-21-03	CSP SUBMITTAL
2-11-04	CSP 2ND SUBMITTAL
2-25-04	FINAL SUBMITTAL
08/14/2018	REVISED SUBMITTAL
09/19/2018	CSP AMENDMENT
10/11/2018	CSP AMENDMENT

DATE (YYYY-MM-DD)
CONSULTANT CONTACT: K. Brewster
CONSULTANT JOB NUMBER: 03.220

DRAWING NO. 12 of 16
SHEET 12 OF 16

TITLE: LANDSCAPE PLAN - Building D

AURORA COMMERCE CENTER FLG NO 1 2003-6040-00

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, AURORA COMMERCE CENTER SUBDIVISION, FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

BUILDING D STREET TREE REQUIREMENTS:

STREET	FRONTAGE LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	# TREES REQUIRED IN TREE LAWN	# TREES PROVIDED IN TREE LAWN
26TH AVENUE	740'	25'	177'	19	15*

* TREES SPACED AT 35' O.C. AS PER FDP. FOUR EXTRA TREES ADDED TO DETENTION POND.

BUILDING D GENERAL LANDSCAPE BUFFERS FOR NON-STREET FRONTAGES

BUFFER LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	# TREES REQUIRED # SHRUBS REQUIRED	# TREES PROVIDED # SHRUBS PROVIDED
WEST BUFFER 1415'	10'	14'	35 177	16* 149**
SOUTH BUFFER 749'	10'	26'	17 87	17 87
EAST BUFFER 1487'	10'	20'	37 185	37 185

* 19 TREES RELOCATED TO DETENTION POND
** 28 SHRUBS RELOCATED TO DETENTION POND

BUILDING D NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPE INFORMATION

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREES REQUIRED (1 TREE PER 30 LINEAL FEET)	TREES PROVIDED	TOTAL LENGTH OF PLANTERS OR PLANT BEDS REQUIRED (≥ 1/3 ELEV. LENGTH)	TOTAL LENGTH OF PLANTERS OR PLANT BEDS PROVIDED
NORTH	400'	13	13	133'	145'
WEST	1084'	36	35*	361'	391'
SOUTH	400'	13	13	133'	145'
EAST	1084'	36	35*	361'	391'

* 30 L.F. OF PLANT BED SUBSTITUTED FOR TWO TREES

SEE REVISED SHEETS DATED 10/11/2018

BUILDING D DETENTION POND LANDSCAPE REQUIREMENTS

TRACT AREA	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
64690 S.F.	17	36*	162	190**

* 19 TREES RELOCATED FROM WEST BUFFER
** 28 SHRUBS RELOCATED FROM WEST BUFFER

LANDSCAPE NOTES:

1. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST.
2. ALL SHRUB BEDS SHALL BE MULCHED WITH SPECIFIED ROCK MULCH. REFER TO PLAN FOR SHRUB BED LOCATIONS.
3. ALL NON-IRRIGATED ZONES ADJACENT TO THE BUILDINGS SHALL BE SPECIFIED 3/4" ROCK MULCH. COLOR TO MATCH BUILDING COLORS.
4. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING)
5. ALL IRRIGATED LANDSCAPE AREAS WILL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 25 FEET WILL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25 FEET WILL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS WILL HAVE FULL COVERAGE WITH DRIP OR POP-UP HEADS. AUTOMATIC RAIN SENSORS WILL BE PROVIDED TO THE IRRIGATION SYSTEM.
6. ALL RESTORATIVE FESCUE SEED MIX AREAS SHALL BE WATERED BY AN UNDERGROUND IRRIGATION SYSTEM AND SEPARATELY ZONED FOR LOW WATER USAGE AFTER ESTABLISHMENT.
7. THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC 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.
8. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
9. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

BUILDING D PLANT LIST:

SYM	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
	DECIDUOUS SHADE TREES			
IH	Imperial Honeylocust Gleditsia triacanthos inermis 'Impcole'	2 1/2" cal.	B&B, full crown, staked	Med
APA	Autumn Purple Ash Fraxinus americana 'Autumn Purple'	2 1/2" cal.	B&B, full crown, staked	Med
SH	Shademaster Honeylocust Gleditsia triacanthos inermis 'Shademaster'	2 1/2" cal.	B&B, full crown, staked	Low
PA	Patmore Ash Fraxinus pennsylvanica 'Patmore'	2-1/2" cal.	B&B, full crown, staked	Low
WC	Western Catalpa Catalpa speciosa	2 1/2" cal.	B&B, full crown, staked	Low
	EVERGREEN TREES			
PN	Austrian Pine Pinus nigra	6'-8' ht.	B&B, full form, guyed	Low
BP	Bristlecone Pine Pinus aristata	6'-8' ht.	B&B, full form, guyed	Low
PP	Pinon Pine Pinus cembroides edulis	6'-8' ht.	B&B, full form, guyed	Low
	ORNAMENTAL TREES			
CP	Chanticleer Pear Pyrus calleryana 'Chanticleer'	2" cal.	B&B, full form, guyed	Med
WH	Washington Hawthorn Crataegus phaenopyrum	2" cal.	B&B, clump form, guyed	Low
RC	Radiant Crabapple Malus sp. 'Radiant'	2" cal.	B&B, full form, guyed	Low
SSC	Spring Snow Crabapple Malus sp. 'Spring Snow'	2" cal.	B&B, full form, guyed	Low
ABS	Autumn Brilliance Serviceberry Amelanchier 'Autumn Brilliance'	2" cal.	B&B, clump form, guyed	Low
PM	Amur Chokecherry Prunus mackii	2" cal.	B&B, clump form, guyed	Med.
	DECIDUOUS SHRUBS			
AC	Alpine Currant Ribe alpinum	5 gal.	18"-24" ht., plant 3' o.c.	Low
AWS	Anthony Waterer Spirea Spiraea 'Anthony Waterer'	5 gal.	18"-24" ht., plant 3' o.c.	Med
GDP	Gold Drop Potentilla Potentilla 'Gold Drop'	5 gal.	18"-24" ht., plant 3' o.c.	Low
RGB	Rose Glow Barberry Berberis thunbergii 'Rose Glow'	5 gal.	18"-24" ht., plant 3' o.c.	Low
CP	Cistena Plum Prunus cistena	5 gal.	18"-24" ht., plant 3' o.c.	Low
GS	Goldmound Spirea Spiraea 'Goldmound'	5 gal.	18"-24" ht., plant 3' o.c.	Med
BMS	Blue Mist Spirea Caryopteris clandonensis	5 gal.	18"-24" ht., plant 3' o.c.	Med
L	Chinese Lilac Syringa chinensis	5 gal.	24"-30" ht., plant 4' o.c.	Low
P	Privit Ligustrum vulgare	5 gal.	24"-30" ht., plant 4' o.c.	Low
TLS	Three-Leaf Sumac Rhus trilobata	5 gal.	24"-30" ht., plant 4' o.c.	Low
AP	American Plum Prunus americana	5 gal.	24"-30" ht., plant 4' o.c.	Low
NC	Nanking Cherry Prunus tomentosa	5 gal.	24"-30" ht., plant 4' o.c.	Med.
GC	Golden Current Ribes aureum	5 gal.	24"-30" ht., plant 4' o.c.	Low
WS	Western Sandcherry Prunus besseyi	5 gal.	24"-30" ht., plant 4' o.c.	Low
NV	Nannyberry Viburnum Rhus aromatica	5 gal.	24"-30" ht., plant 4' o.c.	Low
	EVERGREEN SHRUBS			
BJ	Buffalo Juniper Juniperus sabina 'Buffalo'	5 gal.	18"-24" spread, plant 4' o.c.	Low
HJ	Hughes Juniper Juniperus horizontallis 'Hughes'	5 gal.	18"-24" spread, plant 4' o.c.	Low
TJ	Tammy Juniper Juniperus sabina tamariscifolia	5 gal.	18"-24" spread, plant 4' o.c.	Low
BCJ	Blue Chip Juniper Juniperus horizontallis 'Blue Chip'	5 gal.	18"-24" spread, plant 4' o.c.	Low
SJ	Skandia Juniper Juniperus sabina 'Skandia'	5 gal.	18"-24" spread, plant 4' o.c.	Low
	PERENNIALS/ORNAMENTAL GRASSES			
BES	Black-Eyed Susan Rudbeckia 'Goldilocks'	1 gal.	container, plant 18" o.c.	Low
D	Gold Daylily Hemerocallis sp.	1 gal.	container, plant 18" o.c.	Low
FA	Pink Fall Aster Aster 'Woods Pink'	1 gal.	container, plant 18" o.c.	Med
Y	Tall Gold Yarrow Achillea 'Parker's Variety'	1 gal.	container, plant 18" o.c.	Low
H	Hyssop Agastache ruprestris	1 gal.	container, plant 18" o.c.	Low
JB	Jupitor's Beard Centranthus ruber	1 gal.	container, plant 18" o.c.	Low
PRS	Purple rain Sage Savia 'Purple Rain'	1 gal.	container, plant 18" o.c.	Low
SD	Shasta Daisy Leucanthemum 'Alaska'	1 gal.	container, plant 18" o.c.	Low
DFG	Dwarf Fountain Grass Pennisetum alo. 'Hameln'	1 gal.	container, plant 18" o.c.	Low
BAG	Blue Avena Grass Helictotrichon sempervirens	1 gal.	container, plant 18" o.c.	Low
FRG	Karl Foerster Feather Reed Grass Calamagrostis acut. 'Karl Foerster'	1 gal.	container, plant 18" o.c.	Low

SEE REVISED SHEETS DATED 10/11/2018

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center-C&D
CONTACT: Michael Carrico
TELEPHONE: (317) 578-3021
FAX:
E-MAIL:
PROJECT NUMBER: 06
STATE NUMBER:

LAUTH
317 848-6500 · lauthproperty.com

meuran design group
site design
landscape architecture
planning
853 bowles - suite 250
denver, colorado 80223
303.571.6949 fax 303.814.1234

CERTIFIED BY:

TITLE: LANDSCAPE DATA - Building D

PROJECT: Building C & D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV.	DATE (YYYY-MM-DD)	DESCRIPTION	CONSULTANT CONTACT: K. Bressler
A	11-21-03	CSP SUBMITTAL	
B	2-11-04	CSP 2ND SUBMITTAL	
C	2-25-04	FINAL SUBMITTAL	
D	08/14/2018	REVISED SUBMITTAL	CONSULTANT JOB NUMBER: 04.220
E	09/14/2018	CSP AMENDMENT	
F	10/11/2018	CSP AMENDMENT	

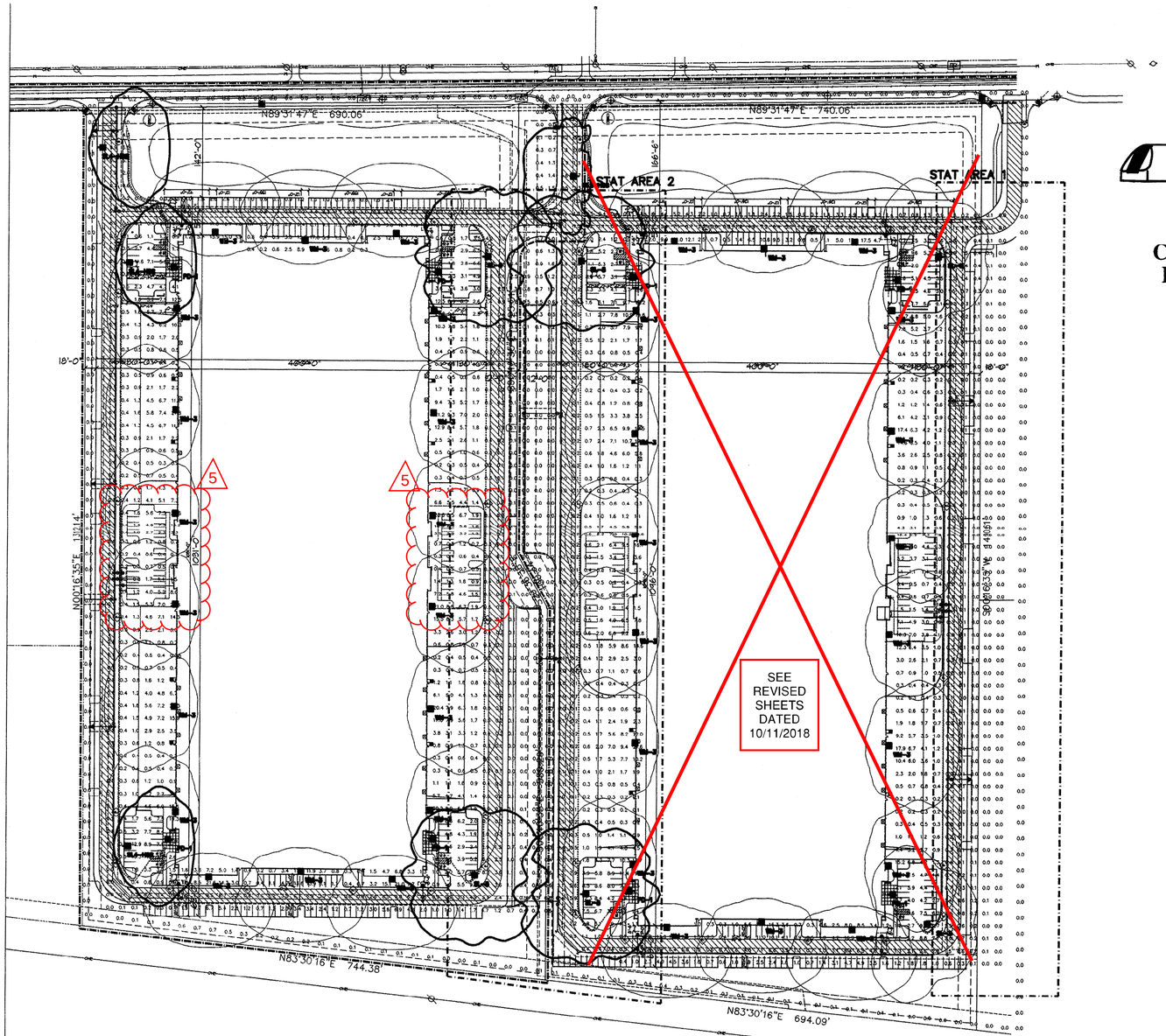
DRAWING NO. 13 of 16 SHEET 13 OF 16

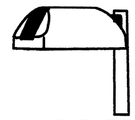
TITLE: LANDSCAPE DATA - Building D

Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

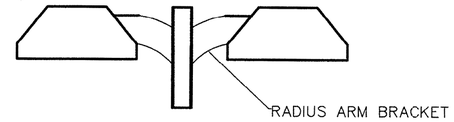
LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO





CHALLENGER FLAT LENS

PRELIMINARY LIGHTING LAYOUT



N

SITE LIGHTING NOTES:

1. ALL POLES ARE 25' TALL MOUNTED ON BASES 2'6" A.F.G. WALL MOUNT FIXTURES ARE 27'6" A.F.G.
2. LIGHT LEVELS ARE CALCULATED AT GRADE, AND MAINTAINED WITH A .80 LIGHT LOSS FACTOR.
3. ALL LIGHT FIXTURES AND POLES LOCATED IN THE BILL OF MATERIAL BELOW ARE MANUFACTURED BY LSI-INDUSTRIES.

4. LAMP TYPE (BASED ON GE LIGHTING INFORMATION)
1000 WATT
-BULB: BT37 METAL HALIDE
-WATTS: 1000
-PART #MVR1000/U/BT37
-110,000 LUMENS INITIAL
-CRI: 65
-CLEAR

175 WATT
-BULB: ED28 METAL HALIDE
-WATTS: 175
-PART #MVR175/U
-13,600 LUMENS INITIAL
-CRI: 65
-CLEAR

SEE SITE LIGHTING PLAN FOR TYPICAL UNIFORMITY AREAS DESIGNATED BELOW.

LEVELS BELOW 0.6 ARE NOT USED.

Calculated Area Summary (Values in Footcandles)					
Label	Avg	Max	Min	Max/Min	Avg/Min
STAT AREA 1	1.88	10.4	0.0	1040.00	1880.00
STAT AREA 2	1.88	10.4	0.0	1040.00	1880.00

Luminaire Summary						
Label	Quantity	Lamps	Arr	Total Watts	Max/Min	Avg/Min
Entry Lights	4	1	SINGLE	210	1.00	1.00
Wall Mounts	36	1	SINGLE	1080	1.00	1.00

QTY	ASSEMBLY	POLE	HEIGHT	QTY	BRACKET/OTHER	QTY	REFLECTOR TYPE	LAMP WATTAGE	QTY	FIXTURE	QTY	WATTS/ASSEMBLY
		ASSEMBLIES EACH CONSISTING OF: BILL OF MATERIALS										TOTAL WATTS
36	WM-3				BKS-BO-WALL MOUNT	1	TYPE 3	1000	1	CHH-FT-1000-MHR-F	1	1080
8	PD-1	5SQBO-S11Q-12-S-SBC	12	1								
2	SL-3	5SQBO-S11Q-25-S-SBC	25	1			TYPE 5	175	1	CHH-5-175-MH-F-RADIUS ARM	1	210
4	SL-5	5SQBO-S11Q-25-S-SBC	25	1			TYPE 3	1000	1	CHH-3-1000-MHR-F-RADIUS ARM	1	1080
							TYPE 5	1000	1	CHH-5-1000-MHR-F-RADIUS ARM	1	1080
3	SL4-HSS	5SQBO-S11Q-25-S-SBC	25	1	GLARE SHIELD HSS	1	TYPE FT (4)	1000	1	CHH-FP-1000-MHR-F-HSS-RADIUS ARM	1	1080
1	SL2-HSS	5SQBO-S11Q-25-S-SBC	25	1	GLARE SHIELD HSS	1	TYPE 2	1000	1	CHH-3-1000-MHR-F-HSS RADIUS ARM	1	1080

based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with illuminating engineering society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerances in lamps, and other variables field conditions.

INDEPENDENT LIGHTING SALES, INC.
5855 KOPETSKY DRIVE SUITE F
INDIANAPOLIS IN 46217
TEL 317-780-1949 FAX 317-780-1950

LIGHTING LAYOUT FOR
LAUTH PROPERTIES
AURORA COMMERCE CENTER - BUILDING C

SCALE: 1"=100'

STARTING DATE 09.05.03 BY: W.C.P.

CB1074E

info@cbmcinc.com

LAUTH
317 846-6500 · lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Doug Snyder
TELEPHONE: 720-279-3441
FAX:
E-MAIL:
PROJECT NUMBER: 06
STATE NUMBER:

SEM Architects Inc
677 S. Colorado Boulevard
Suite 200
Denver, Colorado 80246
303-220-8900
302-220-0708 Fax

CERTIFIED BY:

TITLE: PHOTOMETRIC STUDY

PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV.	DATE (YYYY-MM-DD)	DESCRIPTION	CONSULTANT CONTACT	CONSULTANT JOB NUMBER
			T Decker	0004500
1	08/14/2018	CSP AMENDMENT		
2	09/19/2018	CSP AMENDMENT		
3	10/11/2018	CSP AMENDMENT		
4	8/30/2023	MINOR SITE PLAN AMENDMENT		

DRAWING NO. 14of16 SHEET 1 OF

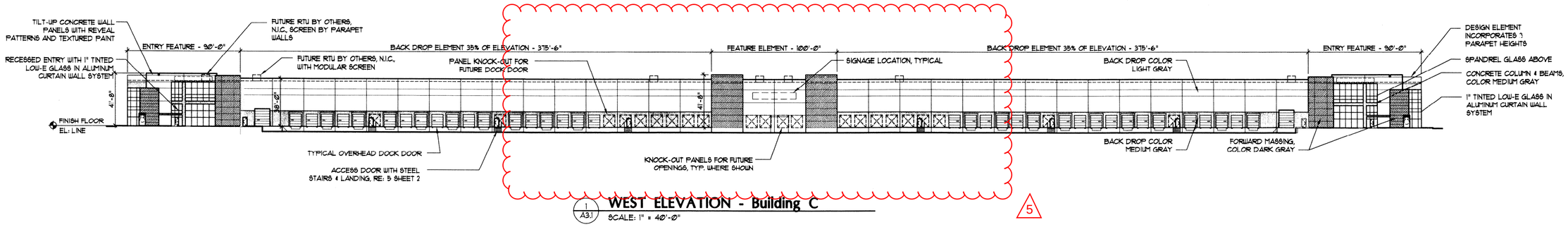
TITLE: PHOTOMETRIC STUDY

AURORA COMMERCE CENTER FLG NO 1 2003-6040-00

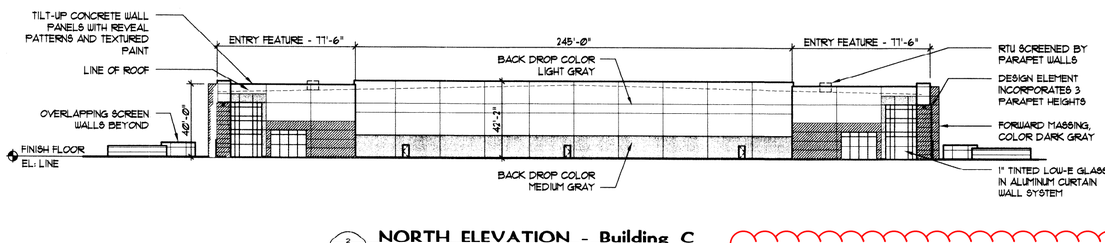
Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

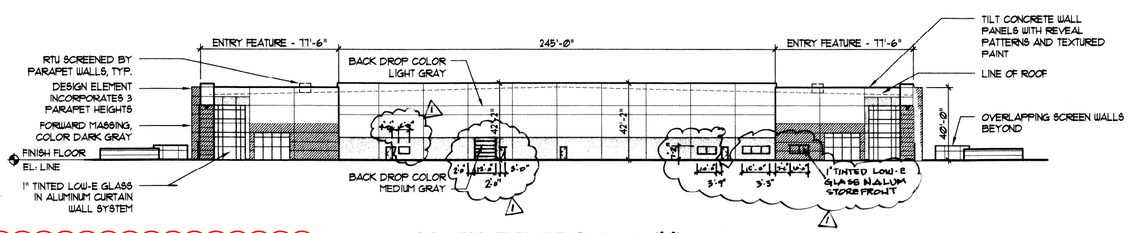
LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



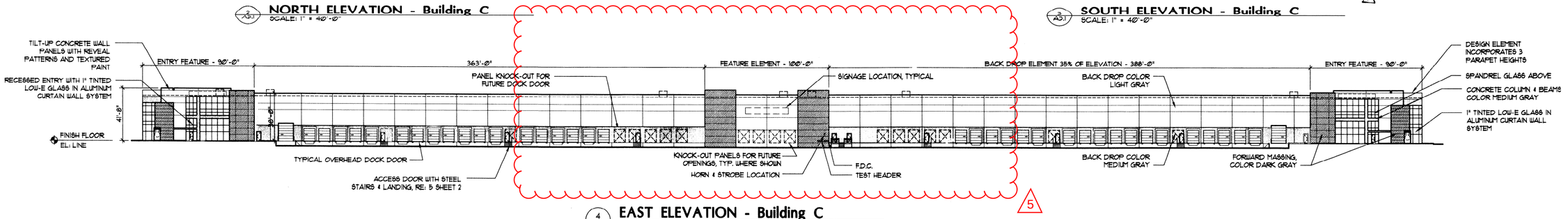
1 A3.1 **WEST ELEVATION - Building C**
SCALE: 1" = 40'-0"



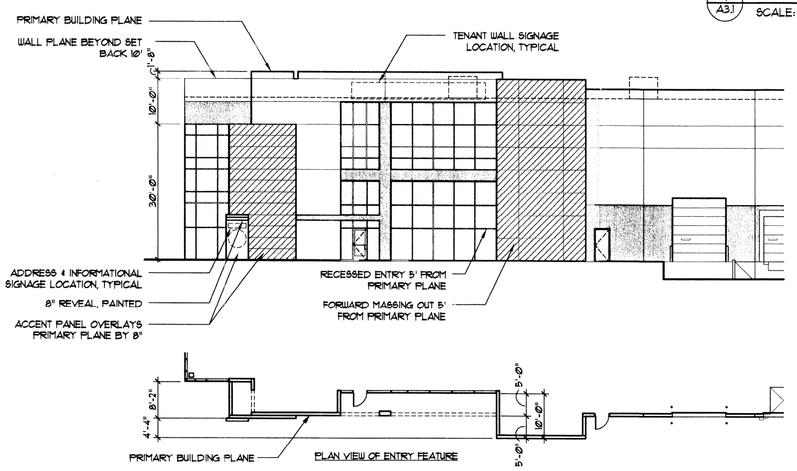
A3.1 **NORTH ELEVATION - Building C**
SCALE: 1" = 40'-0"



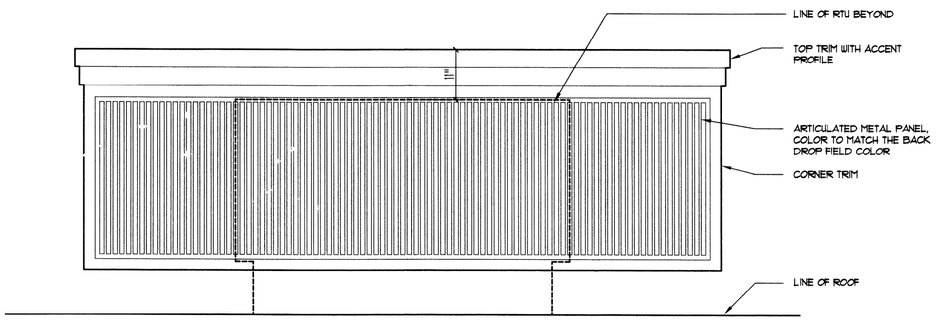
A3.1 **SOUTH ELEVATION - Building C**
SCALE: 1" = 40'-0"



4 A3.1 **EAST ELEVATION - Building C**
SCALE: 1" = 40'-0"



5 A3.1 **ENLARGED ENTRY FEATURE**
SCALE: 1/16" = 1'-0"



6 A3.1 **RTU SCREEN, TYPICAL**
SCALE: 3/4" = 1'-0"

LAUTH
317 848-6500 · lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Michael Cantoo
TELEPHONE: 267-575-5021
FAX:
E-MAIL:
PROJECT NUMBER: 05
STATE NUMBER:

SEM Architects Inc
677 S Colorado Boulevard
Suite 200
Denver, Colorado 80246
303-220-8900
302-220-0708 Fax

CERTIFIED BY:

TITLE: ELEVATIONS - Building C

PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV	DATE (YYYY-MM-DD)	DESCRIPTION
	9/22/03	PROGRESS SET
	10/6/03	CSP SUBMITTAL
	11/21/03	CSP RESUBMITTAL
	2/22/04	REVISED SUBMITTAL
	2026-05-26	REVISED SUBMITTAL
1	8/09/2024	MINOR SITE PLAN AMENDMENT

DATE (YYYY-MM-DD)
CONSULTANT CONTACT
T Decker
CONSULTANT JOB NUMBER
0040.00

DRAWING NO. 15of16 SHEET 15 OF

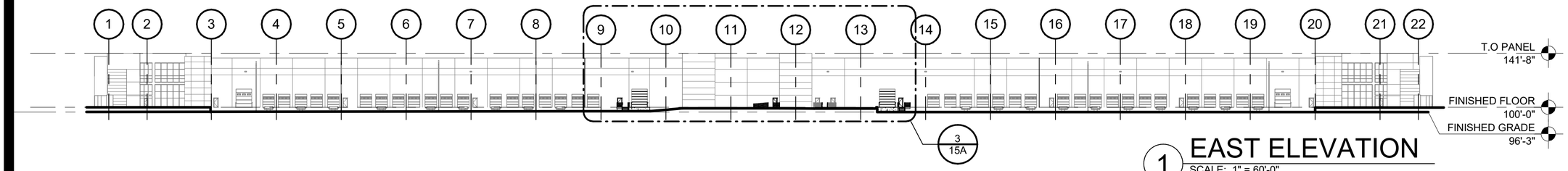
TITLE: ELEVATIONS - Building C

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

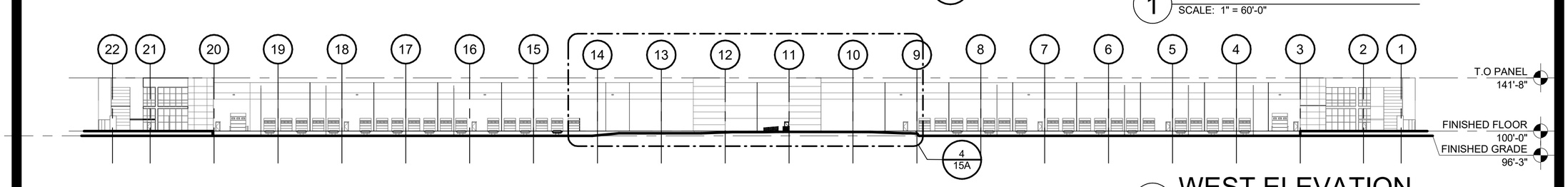
22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

KEYNOTES:

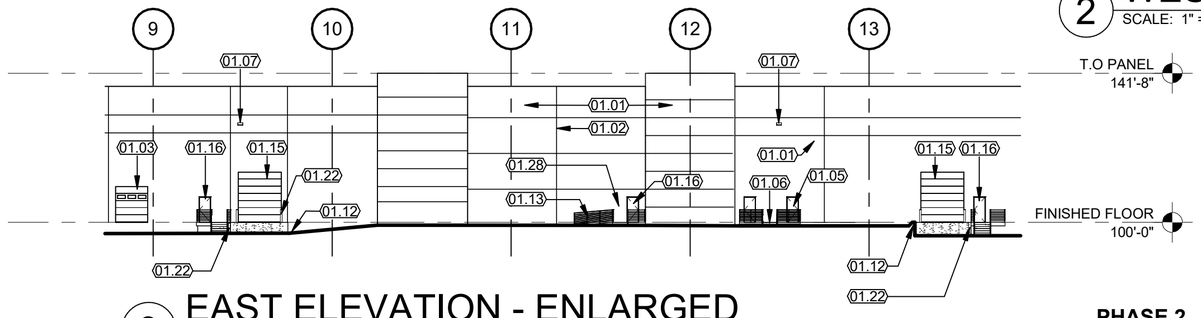
01.01	EXISTING CAST TILT-UP CONCRETE PANEL, PAINTED
01.02	EXISTING CONCRETE PANEL JOINT
01.03	EXISTING INSULATED STEEL O.H. DOOR, PAINTED
01.05	EXISTING STEEL ACCESS DOOR, PAINTED
01.06	EXISTING STAIR & LANDING
01.07	EXISTING WALL- MOUNTED LIGHT FIXTURE
01.12	NEW SWALE - REFER TO CIVIL
01.13	NEW TENANT ACCESS STAIR & RAMP
01.15	NEW INSULATED OVERHEAD DOOR TO MATCH EXISTING, PAINTED
01.16	NEW STEEL ACCESS DOOR TO MATCH EXISTING, PAINTED
01.22	NEW STEEL BOLLARD, PAINTED. SEE DETAIL ON SHEET 4A.
01.28	NEW WALL MOUNTED KNOX BOX



1 EAST ELEVATION
SCALE: 1" = 60'-0"

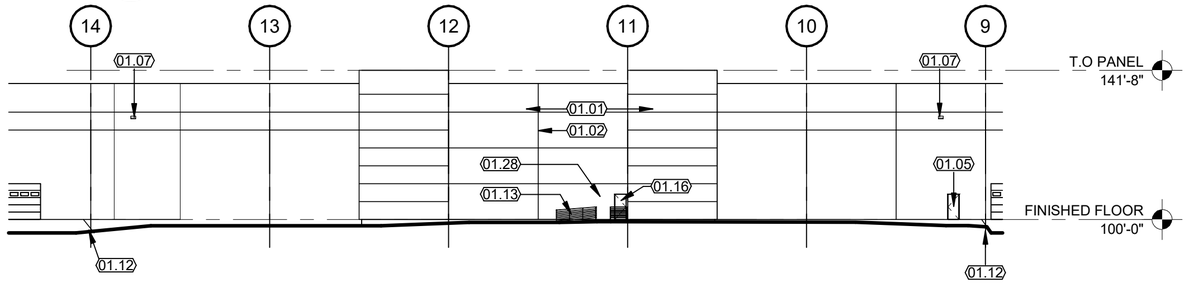


2 WEST ELEVATION
SCALE: 1" = 60'-0"



3 EAST ELEVATION - ENLARGED
SCALE: 1" = 30'-0"

PHASE 2



4 WEST ELEVATION - ENLARGED
SCALE: 1" = 30'-0"

PHASE 1

REVISIONS		
DESCRIPTION	DATE	BY
SITE PLAN AMENDMENT	4.26.2024	
PLANNING COMMENTS	6.14.2024	
PLANNING COMMENTS	09.24.2024	

DRAWN

CHECKED

DESIGNED

FILENAME
TC11655

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

PROPOSED EXTERIOR ELEVATIONS

INTERGROUP ARCHITECTS

JOB NO.
TC11655

SCALE
AS SHOWN

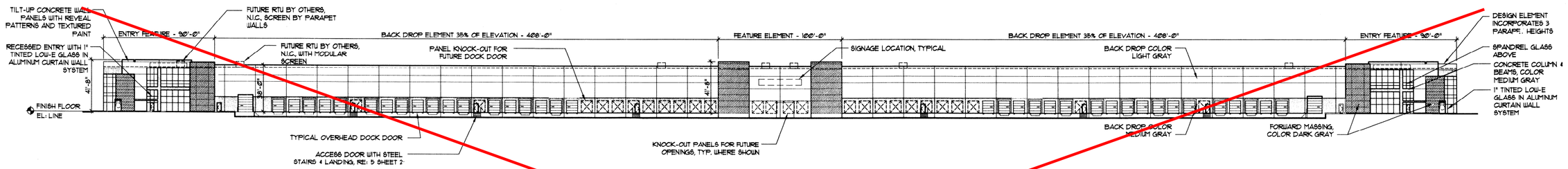
DATE
09.25.2024

SHEET
15A
5

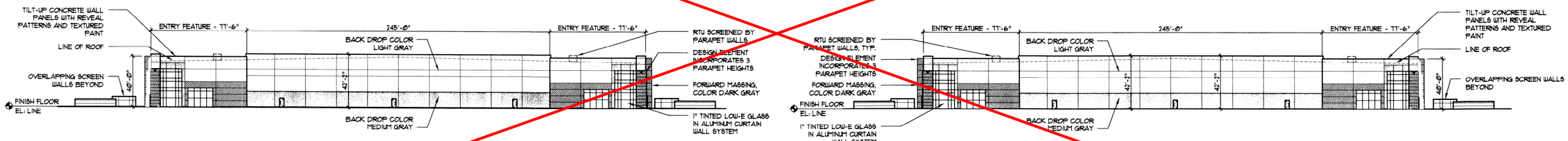
Aurora Commerce Center - Buildings C & D

CONTEXTUAL SITE PLAN

LOT 1 AND LOT 2, BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO.1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



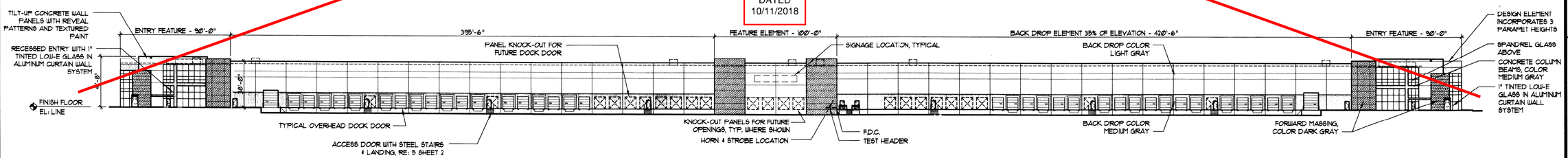
1 A3.1 **WEST ELEVATION - Building D**
SCALE: 1" = 40'-0"



2 A3.1 **NORTH ELEVATION - Building D**
SCALE: 1" = 40'-0"

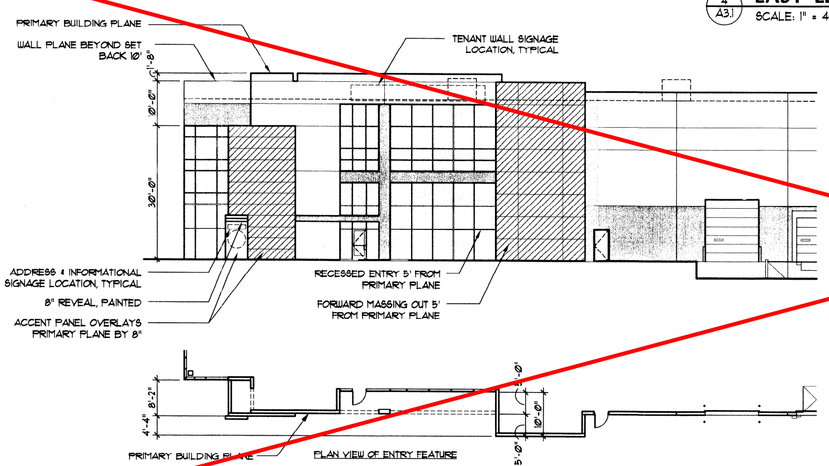
SEE REVISED SHEETS DATED 10/11/2018

3 A3.1 **SOUTH ELEVATION - Building D**
SCALE: 1" = 40'-0"

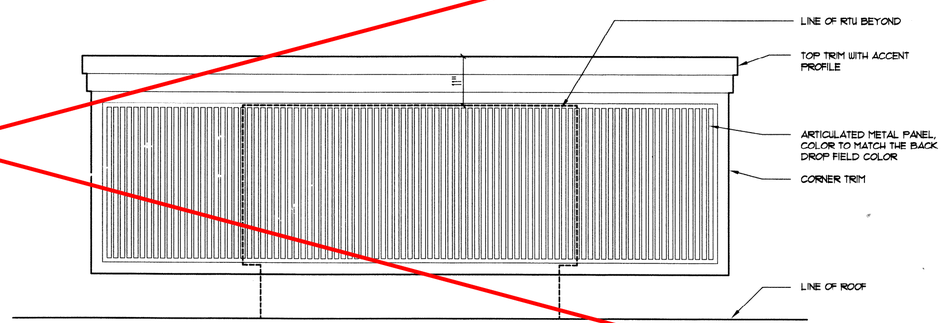


4 A3.1 **EAST ELEVATION - Building D**
SCALE: 1" = 40'-0"

SEE REVISED SHEETS DATED 10/11/2018



5 A3.1 **ENLARGED ENTRY FEATURE**
SCALE: 1/16" = 1'-0"



6 A3.1 **RTU SCREEN, TYPICAL**
SCALE: 3/4" = 1'-0"

LAUTH
317 848-6500 · lauthproperty.com

LAUTH PROPERTY GROUP
PROJECT: Aurora Commerce Center - CHD
CONTACT: Michael Cantco
TELEPHONE: 317-575-3001
FAX:
E-MAIL:
PROJECT NUMBER: 06
STATE NUMBER:

SEM Architects Inc
677 S. Colorado Boulevard
Suite 300
Denver, Colorado 80246
303-220-8900
302-220-0708 Fax

CERTIFIED BY:

TITLE: ELEVATIONS - Building D

PROJECT: Buildings C + D
Aurora Commerce Center
East 26th Avenue
Aurora, Colorado

REV	DATE (YYYY-MM-DD)	DESCRIPTION
1	2003-10-07	PROGRESS SET
2	10/16/03	CSP SUBMITTAL
3	11/21/03	CSP RESUBMITTAL
4	2/22/04	REVISED SUBMITTAL
5	2006-06-26	REVISED SUBMITTAL
6	06/18/2018	CSP AMENDMENT
7	06/18/2018	CSP AMENDMENT
8	10/11/2018	CSP AMENDMENT

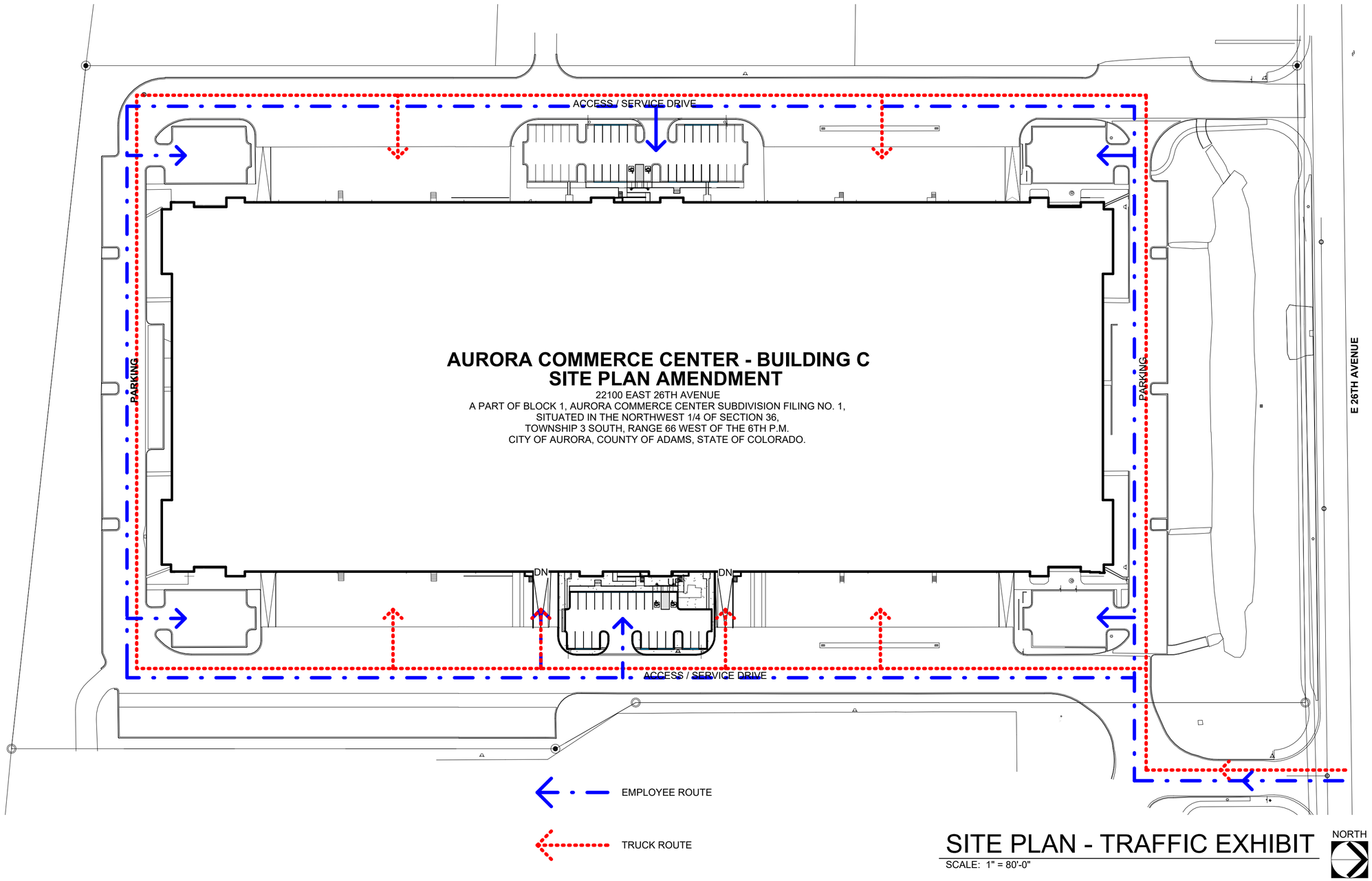
DATE (YYYY-MM-DD)
CONSULTANT CONTACT: T Decker
CONSULTANT JOB NUMBER: 000400

DRAWING NO. 16of16
SHEET 16 OF

TITLE: ELEVATIONS - Building D

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



SITE PLAN - TRAFFIC EXHIBIT

SCALE: 1" = 80'-0"

NORTH

REVISIONS

BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	6.14.2024	PLANNING COMMENTS

DRAWN

CHECKED

DESIGNED

FILENAME
TC11635

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

TRAFFIC PLAN EXHIBIT

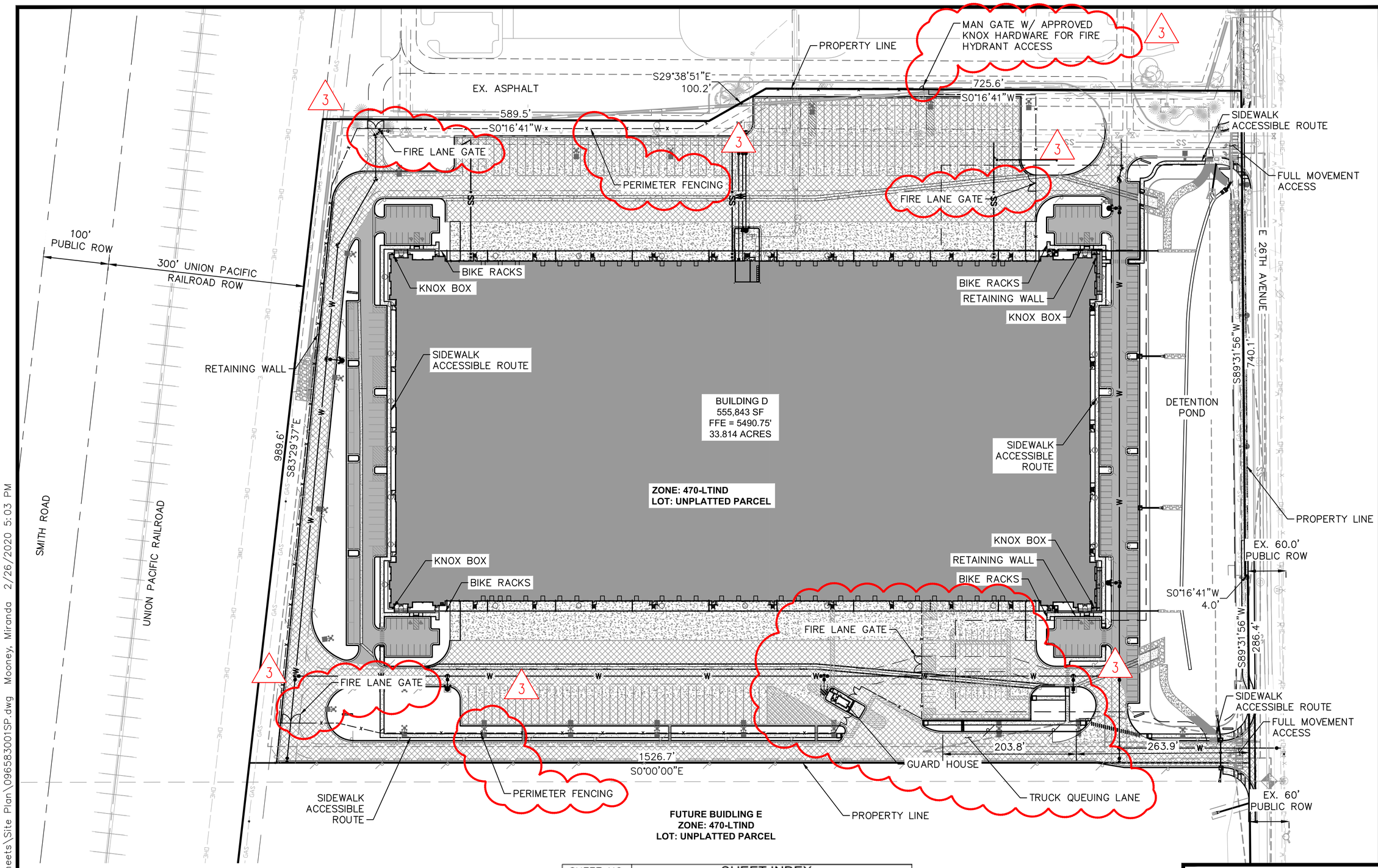
INTERGROUP ARCHITECTS

JOB NO.
TC11635

SCALE
AS SHOWN

DATE
08.09.2024

SHEET
17
5



GENERAL NOTE:

1) TRASH IS TO BE HANDLED INTERNAL TO THE BUILDING BY TENANT. DUMPSTERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.

2) EAST ACCESS IS AN INTERIM CONDITION AND WILL INCLUDE EASTBOUND RIGHT TURN LANES WHEN 32ND ALIGNMENT OCCURS.

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- AR — ACCESSIBLE ROUTE
- PROPOSED SPILL CURB
- PROPOSED HEAVY DUTY CONCRETE FOR DOCK (SOIL GROUP C)
- PROPOSED STANDARD DUTY CONCRETE FOR SIDEWALK (SOIL GROUP C)
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- EXISTING ASPHALT
- (XX) NUMBER OF STANDARD PARKING SPACES

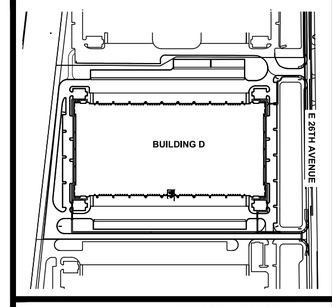
SHEET INDEX

SHEET NO.	SHEET INDEX
1	COVER SHEET
17	OVERALL SITE PLAN
18–21	SITE PLAN
22–26	GRADING PLAN
27–31	UTILITY PLAN
32–35	LANDSCAPE PLAN
36–37	LANDSCAPE DETAILS AND NOTES
38–41	BUILDING PLANS & ELEVATIONS
42	ARCHITECTURAL DETAILS
43	COLORED ELEVATIONS
44	COLORED BUILDING PERSPECTIVE DRAWING
45–52	PHOTOMETRIC SITE PLAN
53	GUARD HOUSE ELEVATIONS & DETAILS

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

SCALE: 1"=100'



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
3	MINOR CSP AMENDMENT	MVM	02/25/20	RJP

Kimley Horn

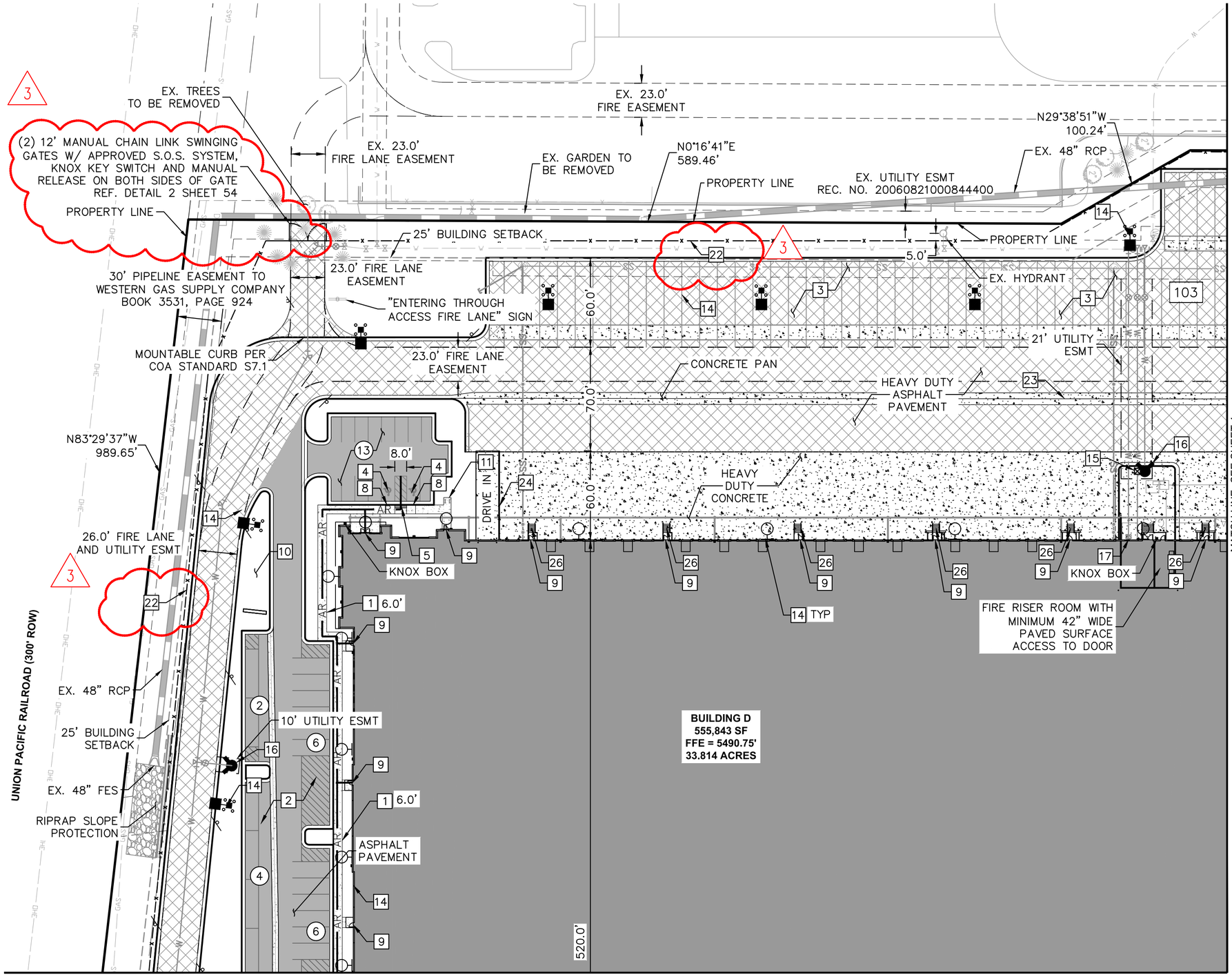
AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
OVERALL SITE PLAN

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 17

K:\DEN_Civil\096373018 Den7\CADD\PlanSheets\Site Plan\096583001SP.dwg Mooney, Miranda 2/26/2020 5:03 PM



KEY NOTES:

1. PROPOSED SIDEWALK, WIDTH PER PLAN
2. PROPOSED STANDARD PARKING SPACES (9'X19' TYP)
3. PROPOSED TRAILER PARKING SPACES (60'X13')
4. PROPOSED VAN ACCESSIBLE PARKING SPACES (9'X19')
5. PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING
6. PROPOSED STOP SIGN
7. PROPOSED PEDESTRIAN CROSSWALK
8. PROPOSED ACCESSIBLE PARKING SIGN AND BOLLARD
9. PROPOSED BUILDING INGRESS/EGRESS DOOR
10. PROPOSED LANDSCAPE AREA (REF: LANDSCAPE PLANS)
11. PROPOSED BIKE RACKS
12. PROPOSED PRIVATE STORM INLET
13. PROPOSED PRIVATE STORM MANHOLE
14. PROPOSED LIGHT FIXTURE
15. PROPOSED DOMESTIC WATER METER
16. PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER C.O.A STD. DETAIL 208
17. PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE
18. PROPOSED ELECTRICAL TRANSFORMER AND PAD
19. PROPOSED GAS METER
20. PROPOSED EMPLOYEE AMENITY AREA
21. PROPOSED MONUMENT SIGN PER ARCH. DTLS
22. PERIMETER FENCE – REF. SHEET 54
23. PROPOSED CROSS PAN
24. PROPOSED SCREEN WALL
25. EXISTING STOP SIGN
26. PROPOSED STAIRS
27. SIGHT DISTANCE TRIANGLE
28. PROPOSED TRAILER PARKING SPACES 60'X12'
29. (2) 12' MANUAL WROUGHT IRON SWINGING GATES W/ APPROVED S.O.S. SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE REF. DETAIL 2 SHEET 54

GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1"=50'

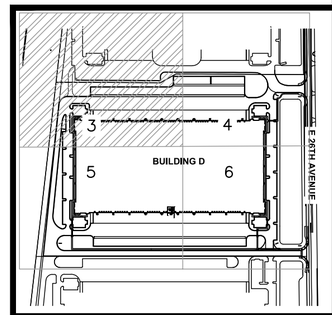
NORTH

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- AR ACCESSIBLE ROUTE
- PROPOSED SPILL CURB
- PROPOSED HEAVY DUTY CONCRETE FOR DOCK
- PROPOSED STANDARD DUTY CONCRETE FOR SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT
- (XX) NUMBER OF STANDARD PARKING SPACES
- X NUMBER OF TRAILER PARKING SPACES

GENERAL NOTE:

EAST ACCESS IS AN INTERIM CONDITION AND WILL INCLUDE EASTBOUND RIGHT TURN LANES WHEN 32ND ALIGNMENT OCCURS.



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
1	MINOR CSP AMENDMENT	MVM	11/15/19	RJP

Kimley»Horn

JVB Joseph V. Belluccia, AIA

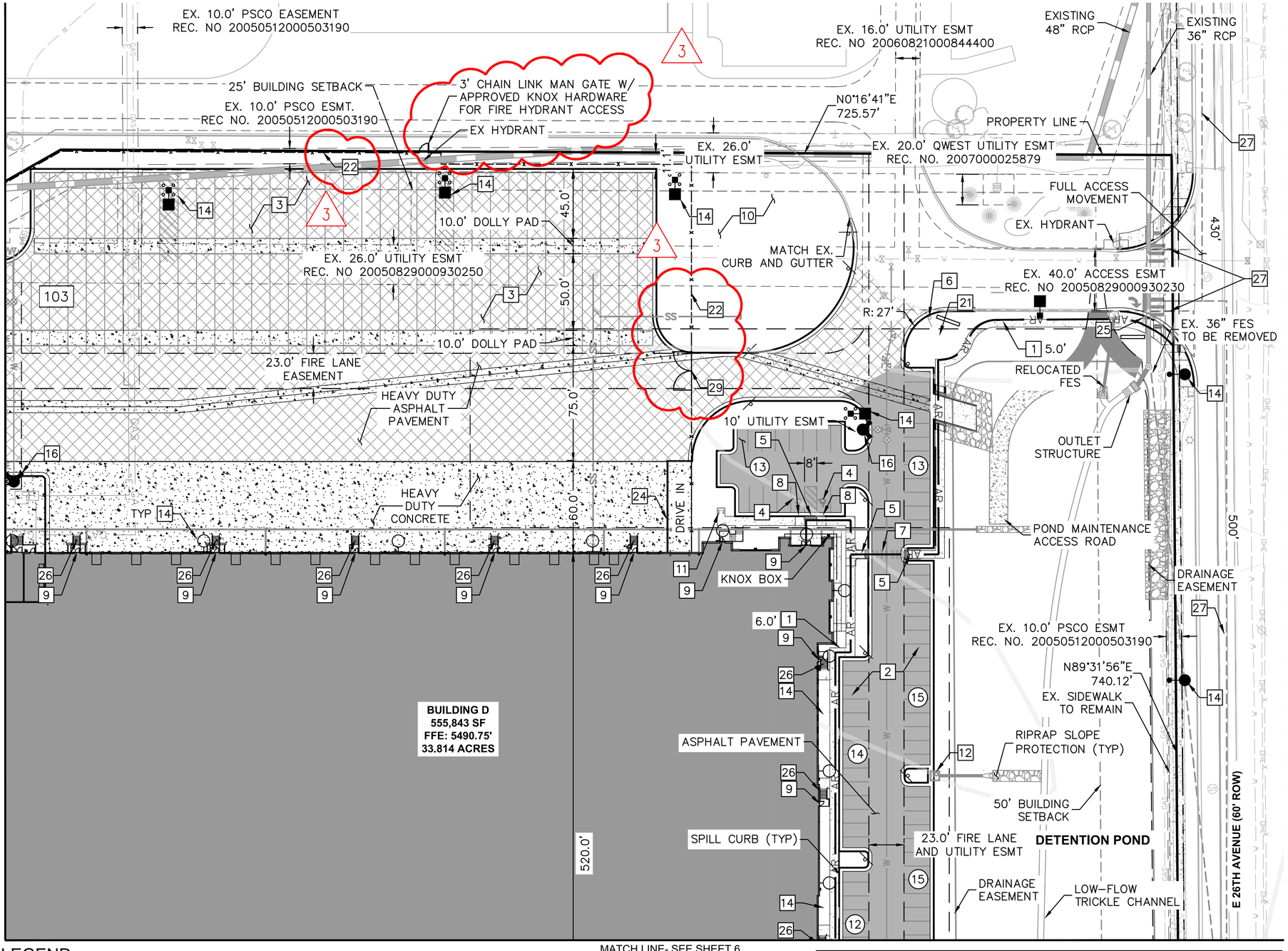
AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
SITE PLAN (1 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 18

K:\DEN_Civil\096373018 Den7\CADD\PlanSheets\Site Plan\096583001SP01.dwg Mooney, Miranda 2/26/2020 5:03 PM



KEY NOTES:

1. PROPOSED SIDEWALK, WIDTH PER PLAN
2. PROPOSED STANDARD PARKING SPACES (9'X19' TYP)
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8. PROPOSED ACCESSIBLE PARKING SIGN AND BOLLARD
9. PROPOSED BUILDING INGRESS/EGRESS DOOR
10. PROPOSED LANDSCAPE AREA (REF: LANDSCAPE PLANS)
11. PROPOSED BIKE RACKS
12. PROPOSED PRIVATE STORM INLET
13. PROPOSED PRIVATE STORM MANHOLE
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GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1"=50'

NORTH

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- AR — ACCESSIBLE ROUTE
- PROPOSED SPILL CURB
- PROPOSED HEAVY DUTY CONCRETE FOR DOCK
- PROPOSED STANDARD DUTY CONCRETE FOR SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- EXISTING ASPHALT
- (XX) NUMBER OF STANDARD PARKING SPACES
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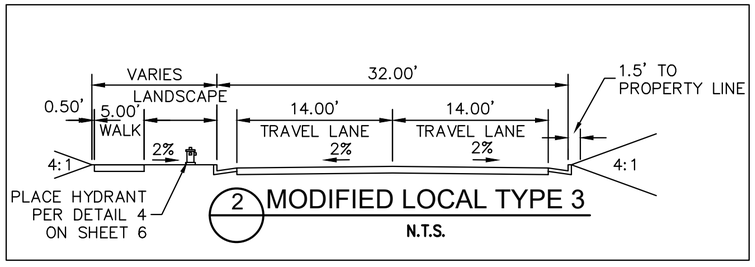
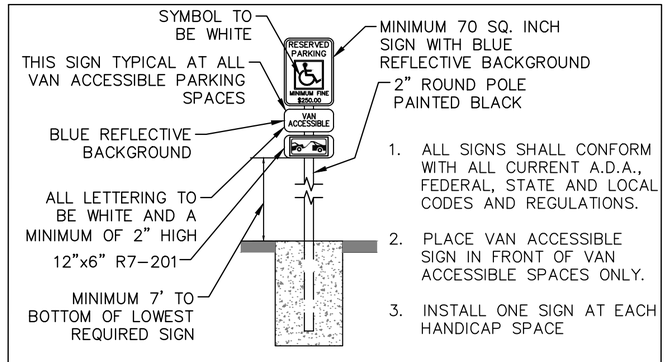


2 MODIFIED LOCAL TYPE 3
N.T.S.

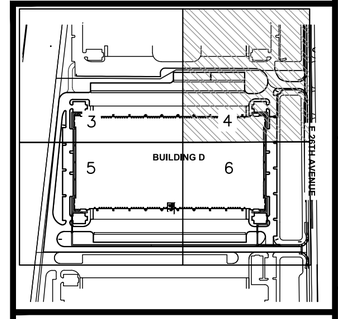


1. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
2. PLACE VAN ACCESSIBLE SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.
3. INSTALL ONE SIGN AT EACH HANDICAP SPACE

3 HANDICAP PARKING SIGN
N.T.S.

GENERAL NOTE:

EAST ACCESS IS AN INTERIM CONDITION AND WILL INCLUDE EASTBOUND RIGHT TURN LANES WHEN 32ND ALIGNMENT OCCURS.



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
1	MINOR CSP AMENDMENT	MVM	11/15/19	RJP

Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
SITE PLAN (2 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 19

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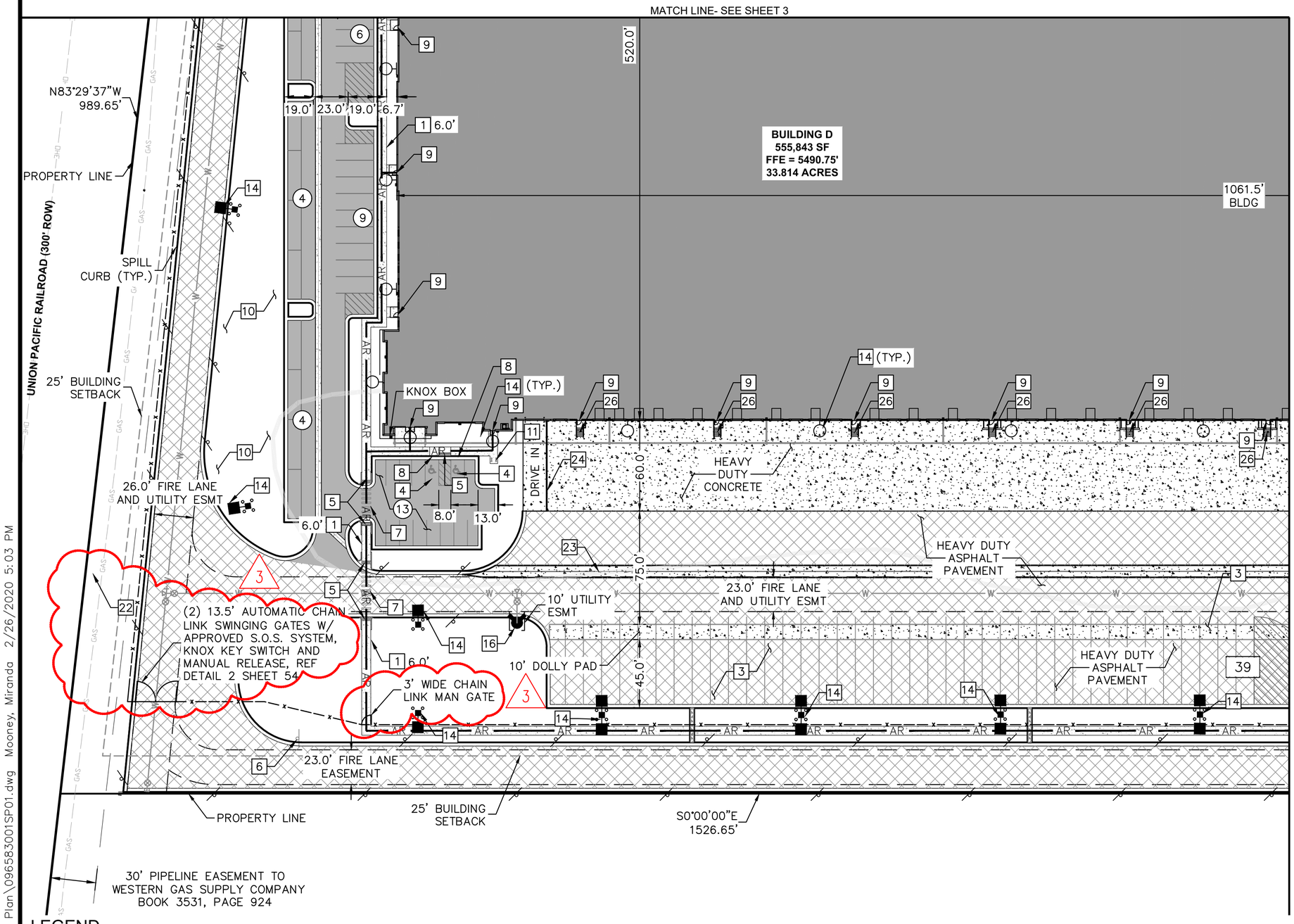

KEY NOTES:

1. PROPOSED SIDEWALK, WIDTH PER PLAN
2. PROPOSED STANDARD PARKING SPACES (9'X19' TYP)
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10. PROPOSED LANDSCAPE AREA (REF: LANDSCAPE PLANS)
11. PROPOSED BIKE RACKS
12. PROPOSED PRIVATE STORM INLET
13. PROPOSED PRIVATE STORM MANHOLE
14. PROPOSED LIGHT FIXTURE
15. PROPOSED DOMESTIC WATER METER
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20. PROPOSED EMPLOYEE AMENITY AREA
21. PROPOSED MONUMENT SIGN PER ARCH. DTLS
22. PERIMETER FENCE – REF. SHEET 54
23. PROPOSED CROSS PAN
24. PROPOSED SCREEN WALL
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26. PROPOSED STAIRS
27. SIGHT DISTANCE TRIANGLE
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GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1"=50'

NORTH

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- AR — ACCESSIBLE ROUTE
- PROPOSED SPILL CURB
- PROPOSED HEAVY DUTY CONCRETE FOR DOCK
- PROPOSED STANDARD DUTY CONCRETE FOR SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- EXISTING ASPHALT
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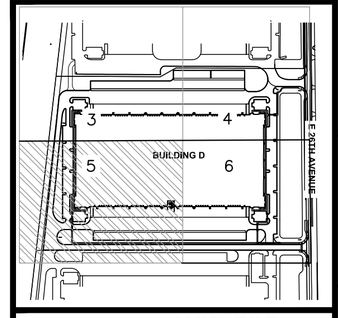

KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
1	MINOR CSP AMENDMENT	MVM	11/15/19	RJP

Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
SITE PLAN (3 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 20

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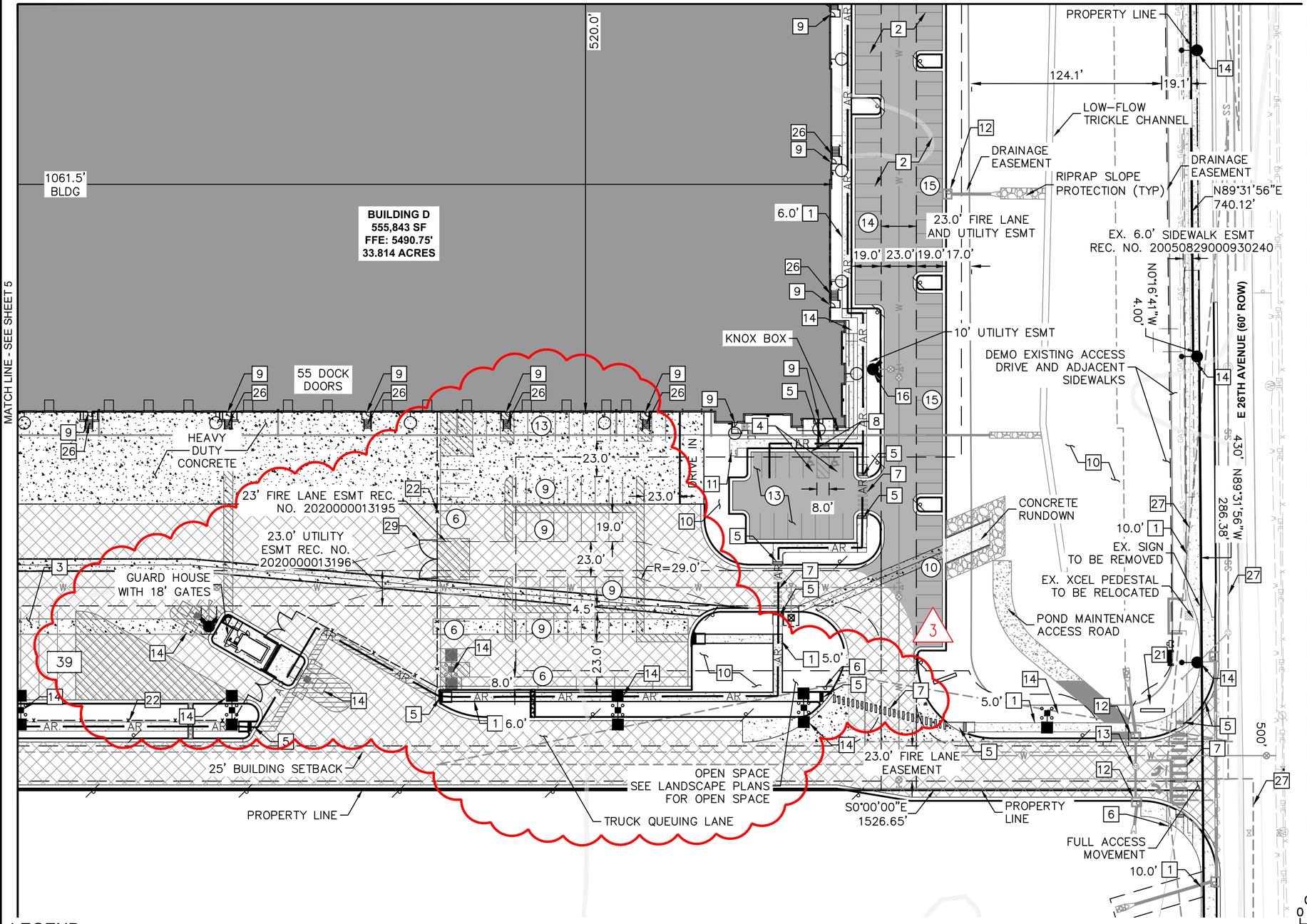
MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 5



KEY NOTES:

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29. (2) 12' MANUAL WROUGHT IRON SWINGING GATES W/ APPROVED S.O.S. SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE REF. DETAIL 2 SHEET 54

GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1"=50'

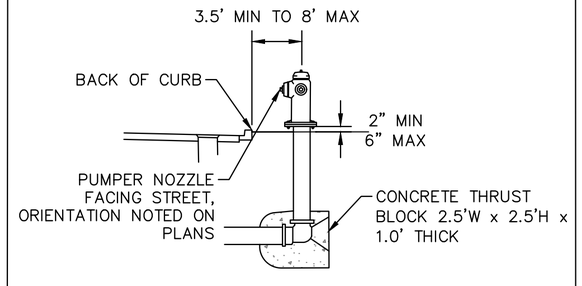
NORTH

LEGEND

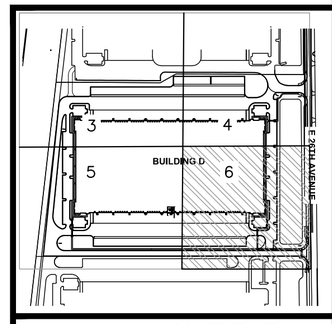
- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- AR — ACCESSIBLE ROUTE
- PROPOSED SPILL CURB
- PROPOSED HEAVY DUTY CONCRETE FOR DOCK
- PROPOSED STANDARD DUTY CONCRETE FOR SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- EXISTING ASPHALT
- (XX) NUMBER OF STANDARD PARKING SPACES
- X NUMBER OF TRAILER PARKING SPACES

GENERAL NOTE:

EAST ACCESS IS AN INTERIM CONDITION AND WILL INCLUDE EASTBOUND RIGHT TURN LANES WHEN 32ND ALIGNMENT OCCURS.



4 HYDRANT DETAIL
N.T.S.



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR
1	MINOR CSP AMENDMENT	MVM	11/15/19	RJP

Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
SITE PLAN (4 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 21

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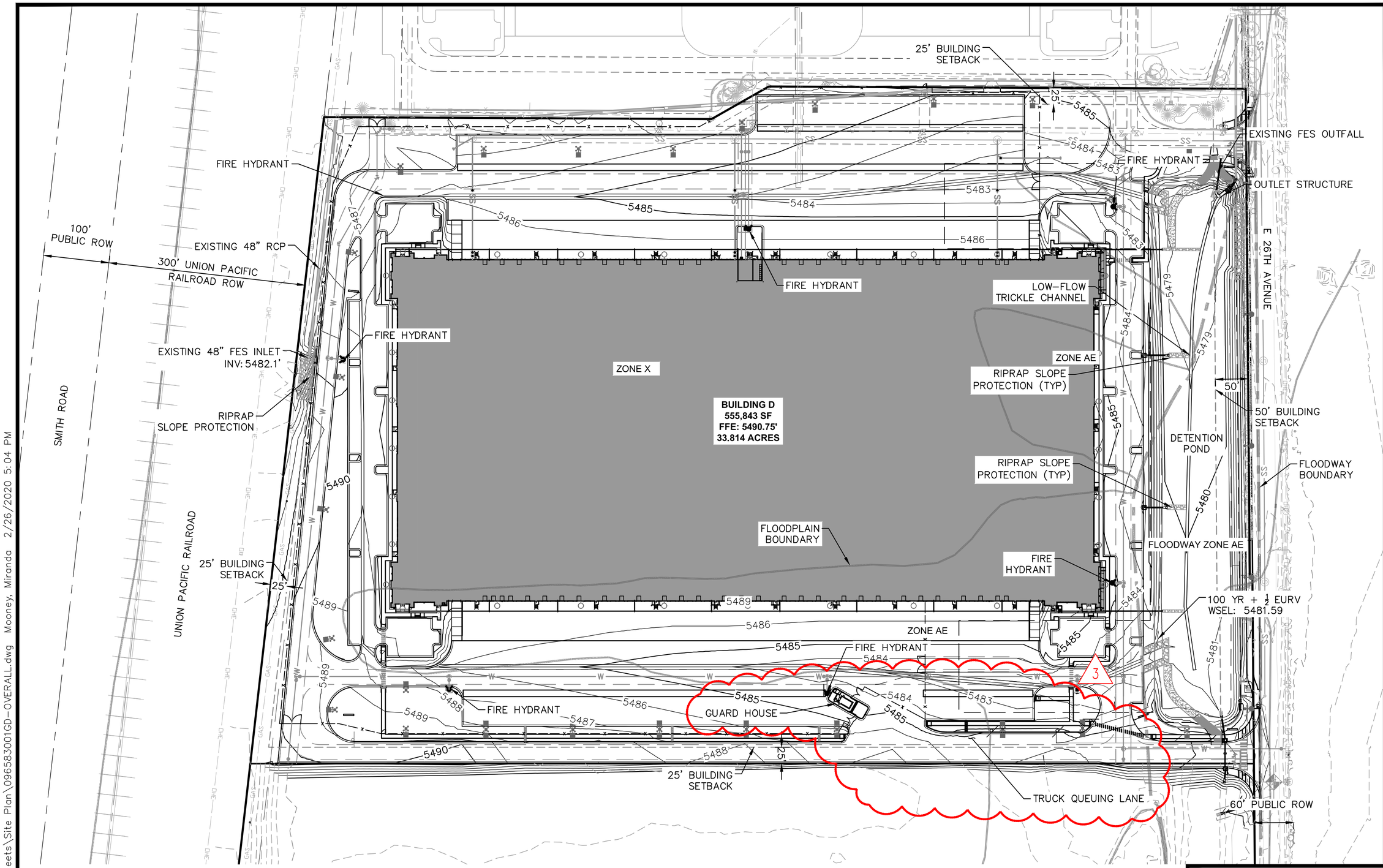


LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- -5520- EXISTING CONTOUR
- 5520 PROPOSED CONTOUR
- 1.10% PROPOSED SLOPE

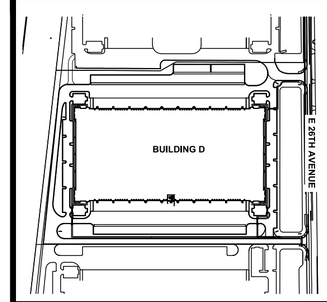
GRADING NOTE:

GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200
SCALE: 1"=100'

KEYMAP N.T.S.



NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
1	MINOR CSP AMENDMENT	MVM	11/15/19	RJP

Kimley»Horn
JVB Joseph V. Belluccia, AIA

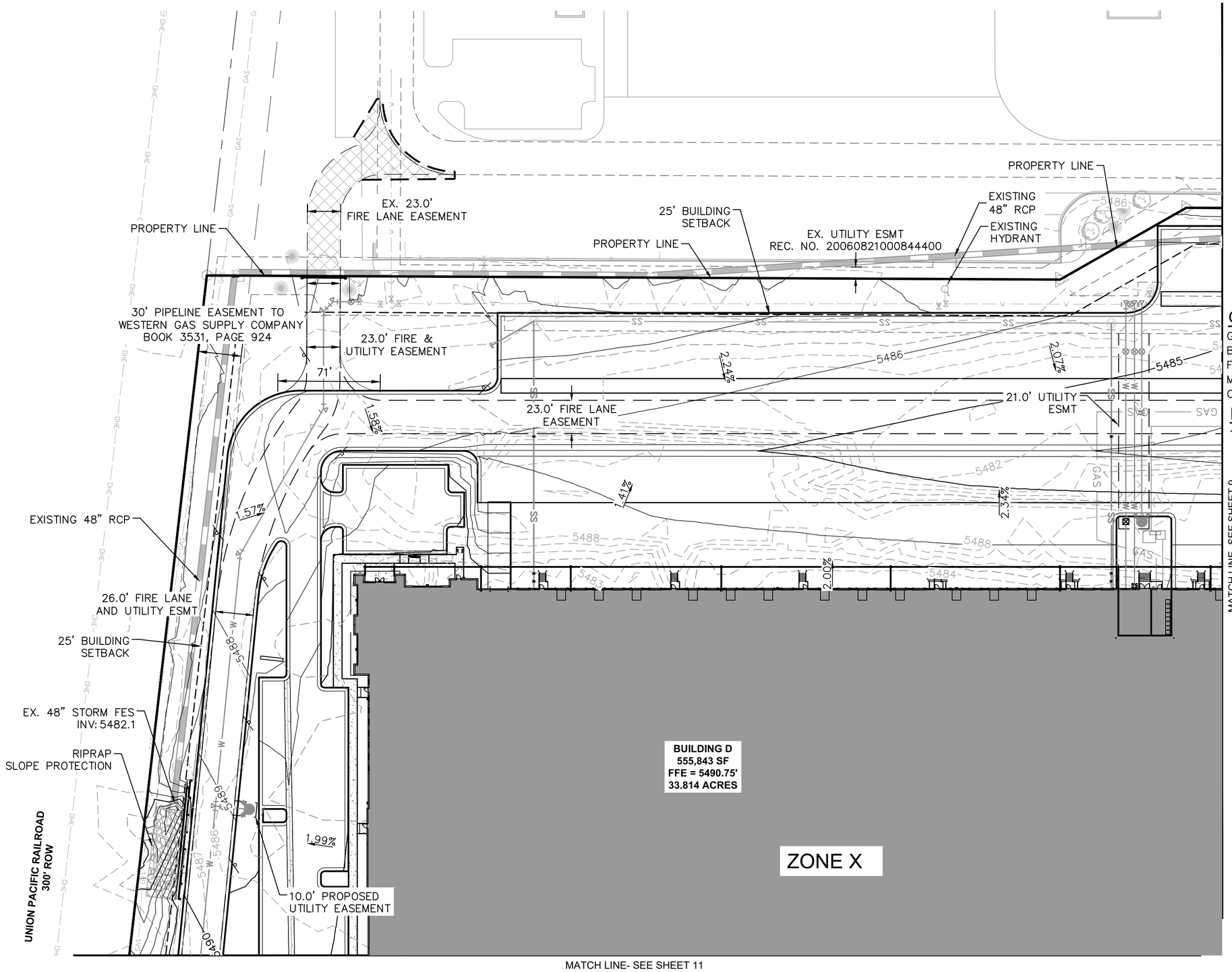
AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
OVERALL GRADING PLAN

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 22

K:\DEN_Civil\096373018 Den7\CADD\PlanSheets\Site Plan\096583001GD-OVERALL.dwg Mooney, Miranda 2/26/2020 5:04 PM



KEY NOTES:

1. PROPOSED PRIVATE STORM DRAIN PIPE
2. PROPOSED PRIVATE STORM DRAIN INLET
3. PROPOSED PRIVATE STORM DRAIN MANHOLE
4. PROPOSED PRIVATE STORM DRAIN FES

LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- 5520 EXISTING CONTOUR
- 5520 PROPOSED CONTOUR
- 1.10% PROPOSED SLOPE

GRADING NOTE:

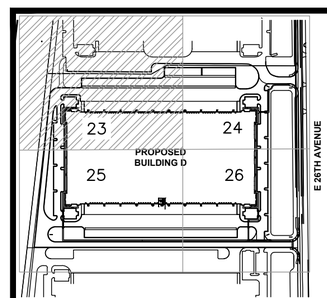
GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.

NOTES:

1. ALL PROPOSED STORM SEWER IS PRIVATE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1"=50'



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
6	6TH CITY COMMENTS	BKM	10/11/18	RJP
5	5TH CITY COMMENTS	BKM	9/18/18	RJP
4	4TH CITY COMMENTS	BKM	8/14/18	RJP
3	3RD CITY COMMENTS	BKM	5/15/18	RJP

Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO
GRADING PLAN (1 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 23

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EX. 10.0' PSCO EASEMENT
REC. NO 20050512000503190

EX. 16.0' UTILITY ESMT
REC. NO 20060821000844400

PROPERTY LINE

EX. 10.0' PSCO ESMT.
REC NO. 20050512000503190

EX. HYDRANT

25' BUILDING SETBACK

EXISTING 48" RCP

EX. 26.0' UTILITY ESMT

EX. 20.0' QWEST UTILITY ESMT
REC. NO. 2007000025879

EX. 26.0' UTILITY ESMT
REC. NO 20050829000930250

EX. 40.0' ACCESS ESMT
REC. NO 20050829000930230

EX. STORM FES TO BE RELOCATED

23.0' FIRE LANE EASEMENT

10.0' PROPOSED UTILITY EASEMENT

100-YR+½ EURV
EL: 5481.59

POND OUTLET STRUCTURE

POND MAINTENANCE ROAD

FLOODWAY LIMITS

EX. 10.0' PSCO ESMT
REC. NO. 20050512000503190

E 26TH AVENUE (60' ROW)

FLOODPLAIN LIMITS

BUILDING D
555,843 SF
FFE = 5490.75'
33.814 ACRES

50' BUILDING SETBACK

FLOODWAY ZONE AE

FLOODWAY LIMITS

LOW-FLOW TRICKLE CHANNEL

DETENTION POND
100-YR+½ EURV
WSEL: 5481.59

23.0' FIRE LANE AND UTILITY ESMT

ZONE X

ZONE AE

MATCH LINE- SEE SHEET 8

MATCH LINE- SEE SHEET 10

KEY NOTES:

1. PROPOSED PRIVATE STORM DRAIN PIPE
2. PROPOSED PRIVATE STORM DRAIN INLET
3. PROPOSED PRIVATE STORM DRAIN MANHOLE
4. PROPOSED PRIVATE STORM DRAIN FES

LEGEND:

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- PROPOSED EASEMENT
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- 5520 EXISTING CONTOUR
- 5520 PROPOSED CONTOUR
- 1.10% PROPOSED SLOPE

GRADING NOTE:

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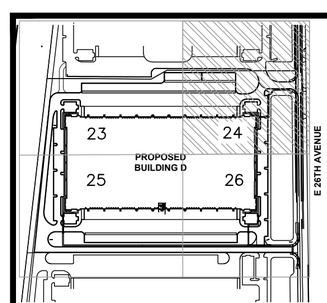
NOTES:

1. ALL PROPOSED STORM SEWER IS PRIVATE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SCALE: 1"=50'



KEYMAP
N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
6	6TH CITY COMMENTS	BKM	10/11/18	RJP
5	5TH CITY COMMENTS	BKM	9/18/18	RJP
4	4TH CITY COMMENTS	BKM	8/14/18	RJP
3	3RD CITY COMMENTS	BKM	5/15/18	RJP

Kimley»Horn
Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO
GRADING PLAN (2 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 24

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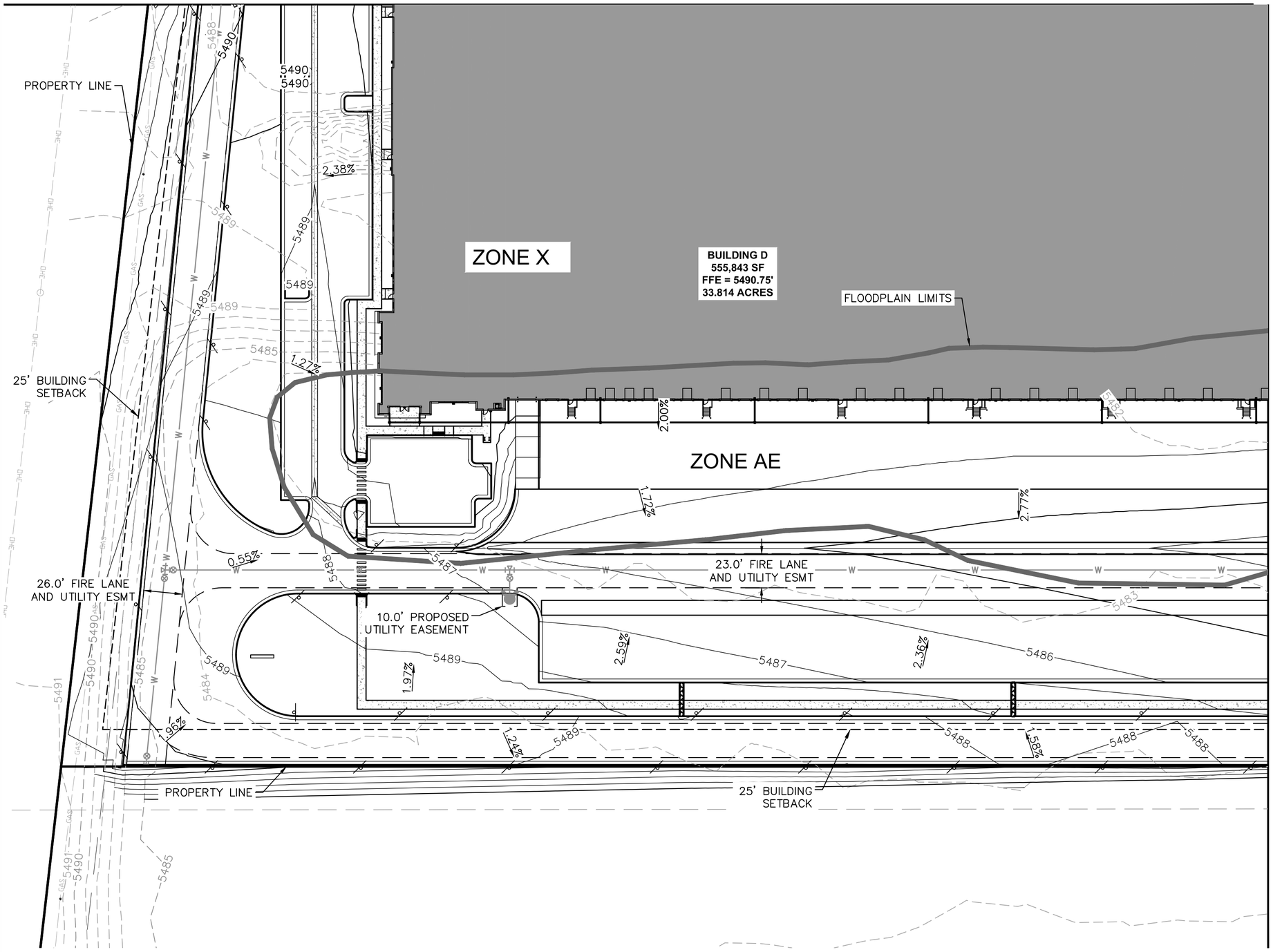
MATCH LINE - SEE SHEET 8



MATCH LINE - SEE SHEET 10

KEY NOTES:

1. PROPOSED PRIVATE STORM DRAIN PIPE
2. PROPOSED PRIVATE STORM DRAIN INLET
3. PROPOSED PRIVATE STORM DRAIN MANHOLE
4. PROPOSED PRIVATE STORM DRAIN FES

LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- 5520 EXISTING CONTOUR
- 5520 PROPOSED CONTOUR
- 1.10% PROPOSED SLOPE

GRADING NOTE:

GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.

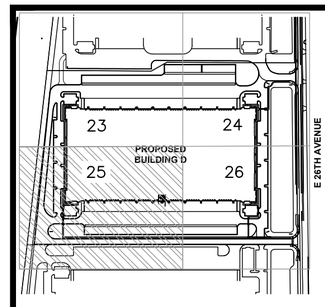
NOTES:

1. ALL PROPOSED STORM SEWER IS PRIVATE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SCALE: 1"=50'



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR
6	6TH CITY COMMENTS	BKM	10/11/18	RJP
5	5TH CITY COMMENTS	BKM	9/18/18	RJP
4	4TH CITY COMMENTS	BKM	8/14/18	RJP
3	3RD CITY COMMENTS	BKM	5/15/18	RJP

Kimley»Horn
Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO
GRADING PLAN (3 OF 4)

DATE:	03/03/2017
DESIGNED BY:	BKM
DRAWN BY:	CTM
CHECKED BY:	RJP
FILE NO.	
PROJECT NO.	096583001
SHEET NO.	25

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MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 11

ZONE X

ZONE AE

FLOODPLAIN LIMITS

FLOODWAY LIMITS

BUILDING D
555,843 SF
FFE = 5490.75'
33.814 ACRES

23.0' FIRE LANE AND UTILITY ESMT

8" WATER LINE

10.0' PROPOSED UTILITY EASEMENT

PROPERTY LINE

25' BUILDING SETBACK

50' BUILDING SETBACK

E 26TH AVENUE (60' ROW)

EX. 6.0' SIDEWALK ESMT REC. NO. 2005082900093024O

FLOODWAY ZONE AE

DETENTION POND
100-YR+½ EURV
WSEL: 5481.59

100-YR+½ EURV WSEL: 5481.59

LOW-FLOW TRICKLE CHANNEL

POND MAINTENANCE ROAD

KEY NOTES:

1. PROPOSED PRIVATE STORM DRAIN PIPE
2. PROPOSED PRIVATE STORM DRAIN INLET
3. PROPOSED PRIVATE STORM DRAIN MANHOLE
4. PROPOSED PRIVATE STORM DRAIN FES

LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- 5520 EXISTING CONTOUR
- 5520 PROPOSED CONTOUR
- 1.10% PROPOSED SLOPE

GRADING NOTE:

GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.

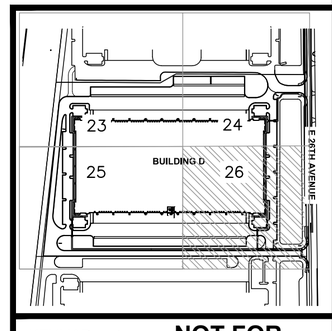
NOTES:

1. ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED STORM SEWER IS PRIVATE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SCALE: 1"=50'



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR
3	MINOR CSP AMENDMENT	MVM	02/25/20	RJP

Kimley Horn

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
GRADING PLAN (4 OF 4)

DATE:	03/03/2017
DESIGNED BY:	BKM
DRAWN BY:	CTM
CHECKED BY:	RJP
FILE NO.	
PROJECT NO.	096583001
SHEET NO.	26

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EX. 8" SANITARY MAIN
EX. 23' FIRELANE EASEMENT
25' BUILDING SETBACK
23.0' UTILITY AND FIRE LANE EASEMENT
CONNECT TO EX. WATER LINE
EX. 48" RCP
EX. SANITARY MANHOLE (TYP.)
23.0' FIRE LANE EASEMENT
EX. 12" WATER MAIN
EXISTING DETENTION POND
CONNECT TO EX. WATER LINE
25' BUILDING SETBACK
EX. 36" RCP
EX. HYDRANT
LIGHT FIXTURE (TYP)
EXISTING HYDRANT
LIGHT FIXTURE (TYP)
EX. SANITARY MANHOLE
8" FIRE LINE DIP (PRIVATE)
EX. SANITARY MANHOLE (TYP.)
STREET LIGHT (TYP)
EX. FES OUTFALL
21.0' UTILITY EASEMENT
23.0' FIRE LANE EASEMENT
EX FES TO BE REMOVED
SANITARY SEWER SERVICE
SANITARY SEWER SERVICE
FIRE HYDRANT
WATER QUALITY STRUCTURE
SANITARY SEWER SERVICE
6" PVC FIRE HYDRANT LINE
LIGHTING (TYP)
10.0' UTILITY EASEMENT
100' PUBLIC ROW
300' UNION PACIFIC RAILROAD ROW
EX. 48" RCP
KNOX BOX
FIRE HYDRANT
ROOF DRAIN (TYP)
KNOX BOX
DETENTION POND
26.0' ACCESS, FIRE LANE, AND UTILITY EASEMENT
FDC W/ APPROVED KNOX HARDWARE/KNOX BOX
FIRE RISER ROOM WITH MINIMUM 42" WIDE PAVED SURFACE ACCESS TO DOOR WITH STAIRS
LIGHT FIXTURE (TYP.)
STORM INLET (TYP)
10' UTILITY EASEMENT
EX. 48" FES INLET
FIRE HYDRANT
8" PVC WATER LINE
RIPRAP SLOPE PROTECTION
BUILDING D
555,843 SF
FFE = 5490.75'
33.814 ACRES
23.0' UTILITY AND FIRE LANE EASEMENT
50' BUILDING SETBACK
12" PVC WATER LINE
LOW-FLOW TRICKLE CHANNEL
RIPRAP (TYP)
SMITH ROAD
UNION PACIFIC RAILROAD
KNOX BOX
SANITARY SEWER SERVICE INTO BUILDING FROM GUARD SHACK PUMPED FLOWS
3
FIRE HYDRANT
10.0' UTILITY EASEMENT
KNOX BOX
STREET LIGHT (TYP)
25' BUILDING SETBACK
LIGHTING (TYP)
23.0' FIRE LANE AND UTILITY EEASEMENT
10.0' UTILITY EASEMENT
FIRE HYDRANT
FOREBAY (TYP)
EX. XCEL PEDESTAL TO REMAIN
FIRE HYDRANT
STREET LIGHT (TYP)
10.0' UTILITY EASEMENT
8" PVC WATER LINE
CONNECTION TO EX. WATER LINE
23.0' UTILITY EASEMENT
23.0' UTILITY EASEMENT
LIGHTING (TYP)
LIGHTING (TYP)
25' BUILDING SETBACK
3
23.0' FIRE LANE EASEMENT
23.0' FIRE LANE EASEMENT
60' ROW
E 26TH AVENUE

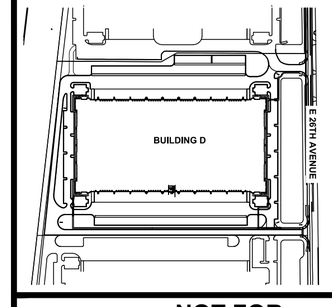
LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- PROPOSED KNOX BOX
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200
SCALE 1" =100'

KEYMAP
N.T.S.



NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
5	MINOR SITE PLAN AMENDMENT	MVM	11/15/19	RJP
1	MINOR CSP AMENDMENT			

Kimley»Horn

JVB Joseph V. Belluccia, AIA

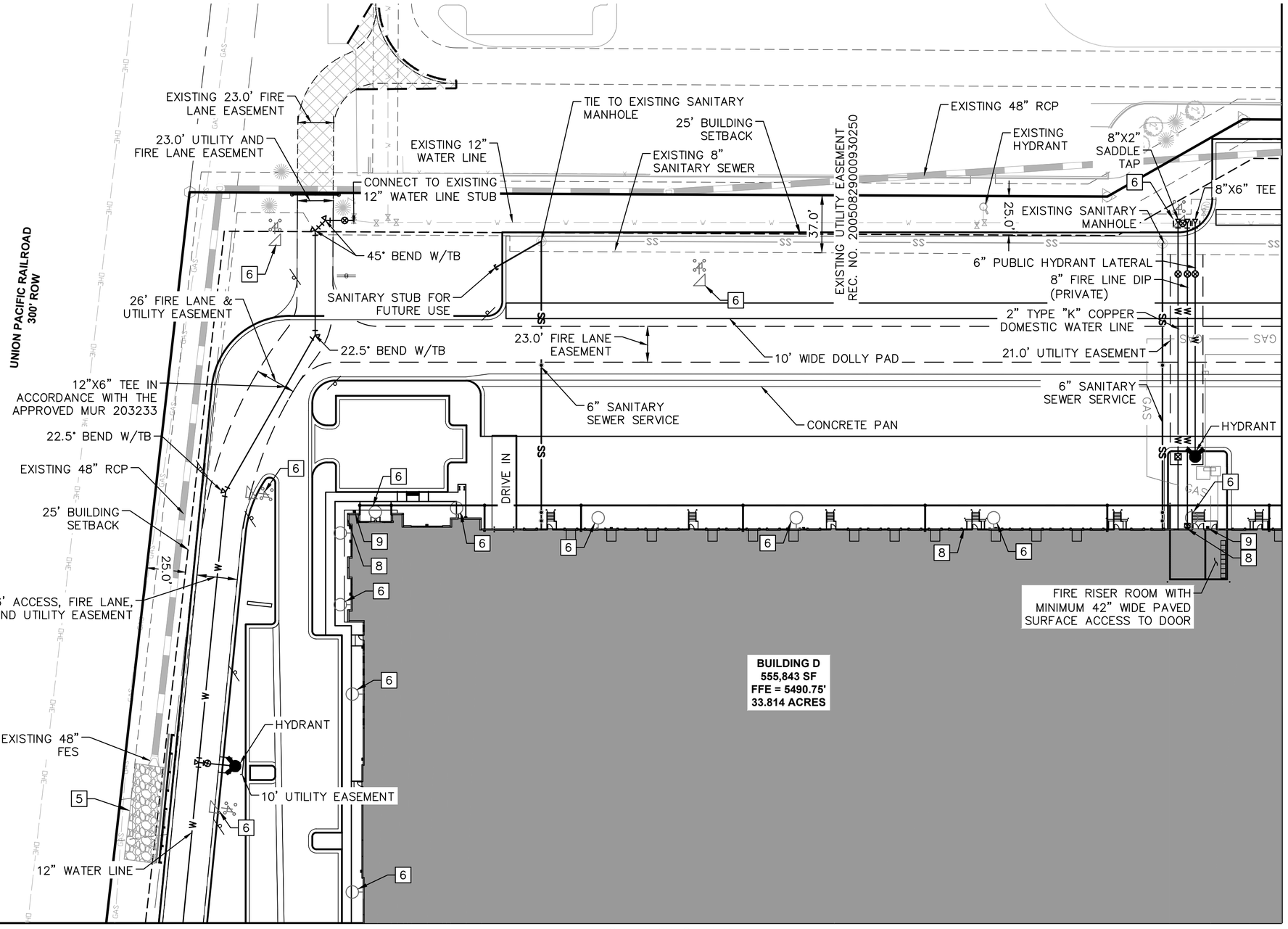
AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
OVERALL UTILITY PLAN

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO.
27

K:\DEN_Civil\096373018 Den7\CADD\PlanSheets\Site Plan\096583001UT-OVERALL.dwg Mooney, Miranda 2/26/2020 5:04 PM



KEYNOTES:

1. PROPOSED PRIVATE STORM DRAIN PIPE
2. PROPOSED PRIVATE STORM DRAIN INLET
3. PROPOSED PRIVATE STORM DRAIN MANHOLE
4. PROPOSED PRIVATE STORM DRAIN FES
5. PROPOSED RIPRAP SLOPE PROTECTION
6. PROPOSED LIGHT FIXTURE
7. PROPOSED FOREBAY
8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX

NOTES:

1. ALL PROPOSED STORM DRAIN IS PRIVATE.
2. FIRE HYDRANTS SHALL BE SUITABLY PROTECTED BY A CURB LINE OR THE USE OF BOLLARDS. THE AURORA FIRE DEPARTMENT HAS ACCEPTED THE FOLLOWING SPECIFICATIONS FOUND IN THE PUBLIC UTILITY STANDARDS AND SPECIFICATIONS MANUAL, SECTION 23.05.6, STANDARD DETAIL 208 IN PROTECTING FIRE HYDRANTS EXPOSED TO POTENTIAL VEHICLE DAMAGE.

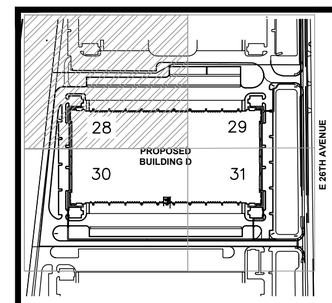
NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SCALE: 1"=50'

LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- PROPOSED KNOX BOX
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- PROPOSED FIRE DEPT. CONNECTION (FDC)



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE
6	6TH CITY COMMENTS	BKM	10/11/18
5	5TH CITY COMMENTS	BKM	9/18/18
4	4TH CITY COMMENTS	BKM	8/14/18
3	3RD CITY COMMENTS	BKM	5/15/18

Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO
UTILITY PLAN (1 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 28

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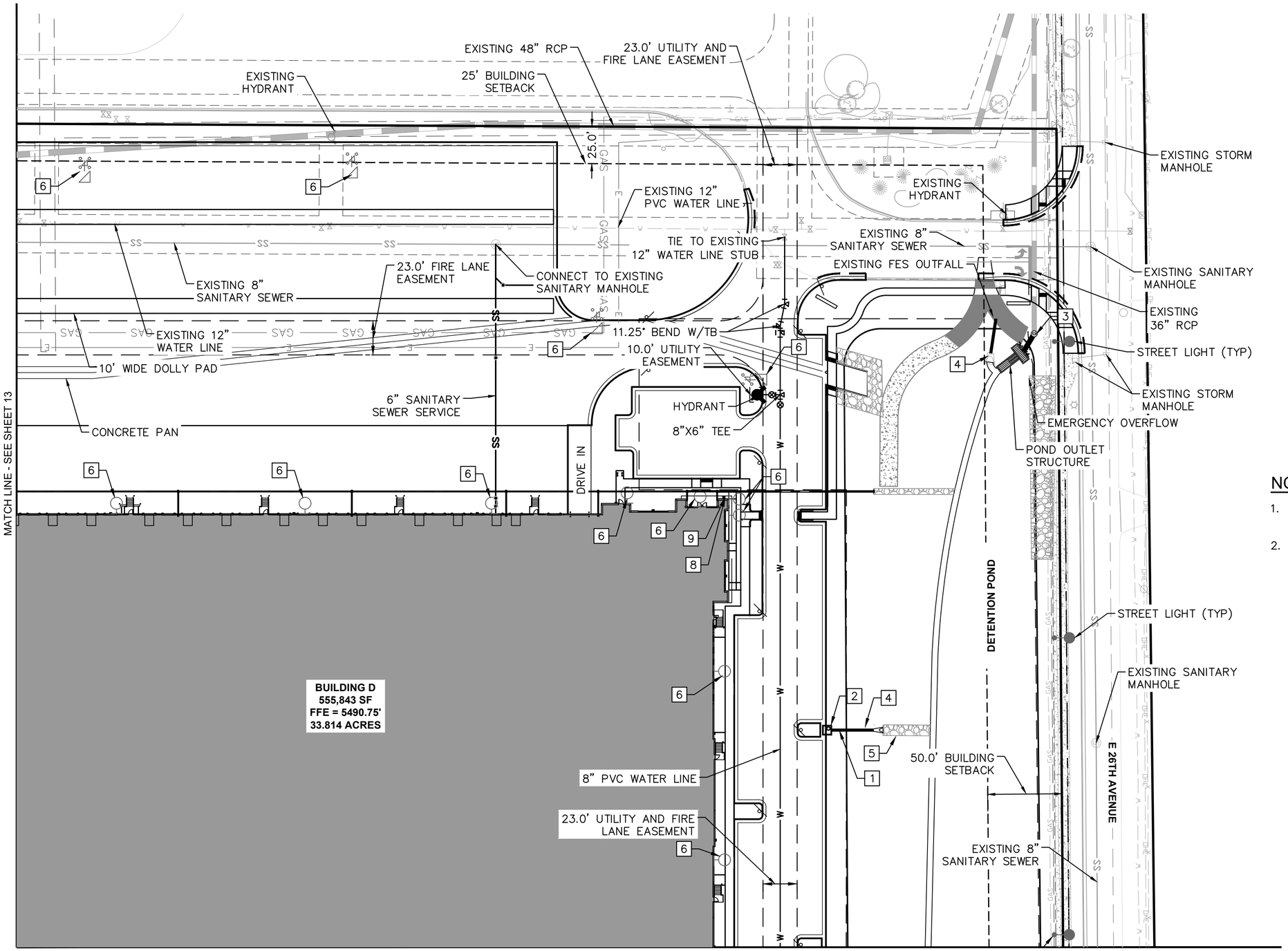


KEYNOTES:

1. PROPOSED PRIVATE STORM DRAIN PIPE
2. PROPOSED PRIVATE STORM DRAIN INLET
3. PROPOSED PRIVATE STORM DRAIN MANHOLE
4. PROPOSED PRIVATE STORM DRAIN FES
5. PROPOSED RIPRAP SLOPE PROTECTION
6. PROPOSED LIGHT FIXTURE
7. PROPOSED FOREBAY
8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX

NOTES:

1. ALL PROPOSED STORM DRAIN IS PRIVATE.
2. FIRE HYDRANTS SHALL BE SUITABLY PROTECTED BY A CURB LINE OR THE USE OF BOLLARDS. THE AURORA FIRE DEPARTMENT HAS ACCEPTED THE FOLLOWING SPECIFICATIONS FOUND IN THE PUBLIC UTILITY STANDARDS AND SPECIFICATIONS MANUAL, SECTION 23.05.6, STANDARD DETAIL 208 IN PROTECTING FIRE HYDRANTS EXPOSED TO POTENTIAL VEHICLE DAMAGE.

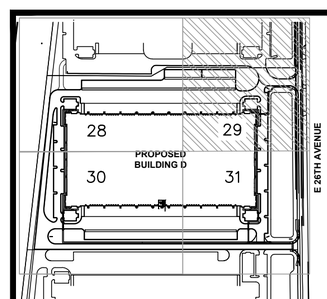
NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SCALE: 1"=50'

LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED ELECTRICAL LINE
- PROPOSED KNOX BOX
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- PROPOSED FIRE DEPT. CONNECTION (FDC)



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
6	6TH CITY COMMENTS	BKM	10/11/18	RJP
5	5TH CITY COMMENTS	BKM	9/18/18	RJP
4	4TH CITY COMMENTS	BKM	8/14/18	RJP
3	3RD CITY COMMENTS	BKM	5/15/18	RJP

Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO
UTILITY PLAN (2 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 29

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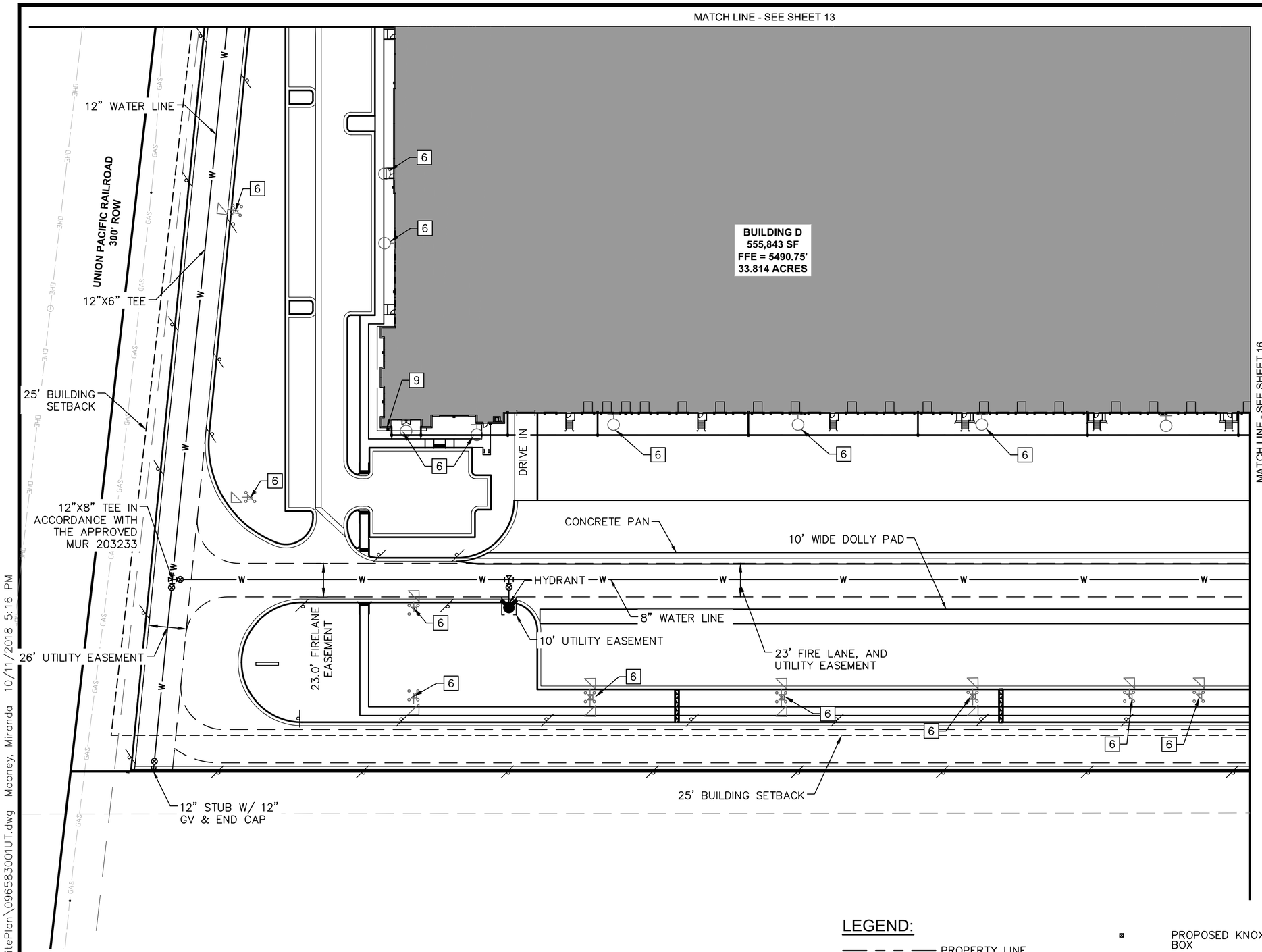


KEYNOTES:

1. PROPOSED PRIVATE STORM DRAIN PIPE
2. PROPOSED PRIVATE STORM DRAIN INLET
3. PROPOSED PRIVATE STORM DRAIN MANHOLE
4. PROPOSED PRIVATE STORM DRAIN FES
5. PROPOSED RIPRAP SLOPE PROTECTION
6. PROPOSED LIGHT FIXTURE
7. PROPOSED FOREBAY
8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX

NOTES:

1. ALL PROPOSED STORM DRAIN IS PRIVATE.
2. FIRE HYDRANTS SHALL BE SUITABLY PROTECTED BY A CURB LINE OR THE USE OF BOLLARDS. THE AURORA FIRE DEPARTMENT HAS ACCEPTED THE FOLLOWING SPECIFICATIONS FOUND IN THE PUBLIC UTILITY STANDARDS AND SPECIFICATIONS MANUAL, SECTION 23.05.6, STANDARD DETAIL 208 IN PROTECTING FIRE HYDRANTS EXPOSED TO POTENTIAL VEHICLE DAMAGE.

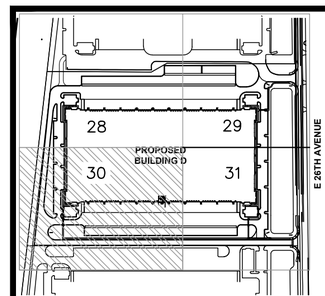
NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SCALE: 1"=50'

LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- E — PROPOSED ELECTRICAL LINE
- G — PROPOSED GAS LINE
- PROPOSED KNOX BOX
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- PROPOSED FIRE DEPT. CONNECTION (FDC)



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
6	6TH CITY COMMENTS	BKM	10/11/18	RJP
5	5TH CITY COMMENTS	BKM	9/18/18	RJP
4	4TH CITY COMMENTS	BKM	8/14/18	RJP
3	3RD CITY COMMENTS	BKM	5/15/18	RJP

Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO
UTILITY PLAN (3 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 30

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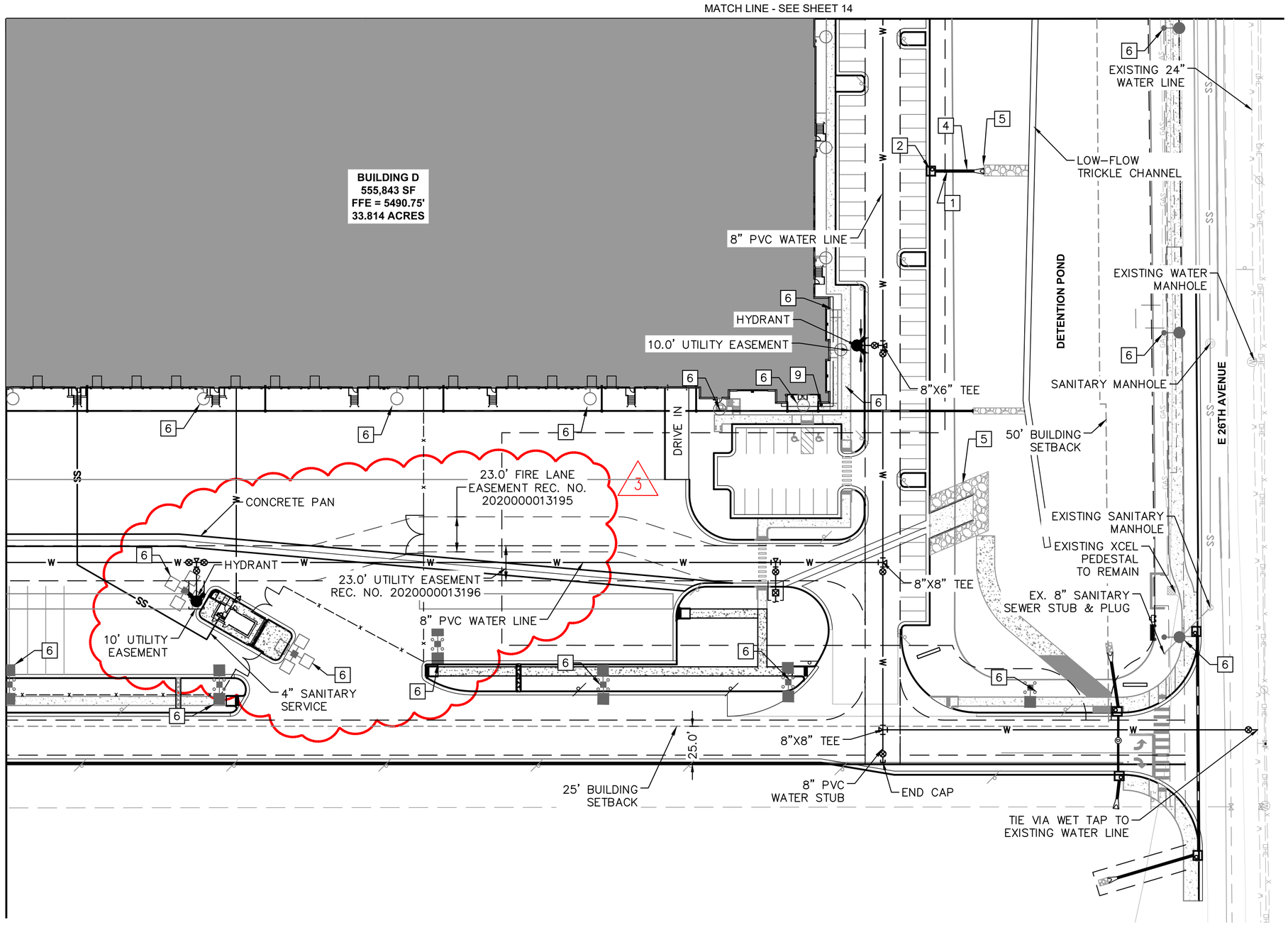


KEYNOTES:

1. PROPOSED PRIVATE STORM DRAIN PIPE
2. PROPOSED PRIVATE STORM DRAIN INLET
3. PROPOSED PRIVATE STORM DRAIN MANHOLE
4. PROPOSED PRIVATE STORM DRAIN FES
5. PROPOSED RIPRAP SLOPE PROTECTION
6. PROPOSED LIGHT FIXTURE
7. PROPOSED FOREBAY
8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX

NOTES:

1. ALL PROPOSED STORM DRAIN IS PRIVATE.
2. FIRE HYDRANTS SHALL BE SUITABLY PROTECTED BY A CURB LINE OR THE USE OF BOLLARDS. THE AURORA FIRE DEPARTMENT HAS ACCEPTED THE FOLLOWING SPECIFICATIONS FOUND IN THE PUBLIC UTILITY STANDARDS AND SPECIFICATIONS MANUAL, SECTION 23.05.6, STANDARD DETAIL 208 IN PROTECTING FIRE HYDRANTS EXPOSED TO POTENTIAL VEHICLE DAMAGE.

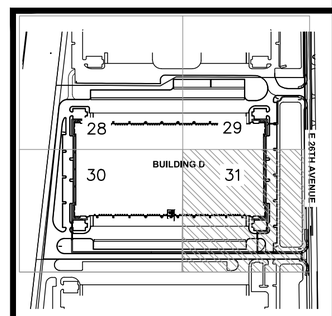
LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER LINE
- **W** — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- **SS** — PROPOSED SANITARY SEWER
- E — PROPOSED ELECTRICAL LINE
- G — PROPOSED GAS LINE
- PROPOSED KNOX BOX
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- PROPOSED FIRE DEPT. CONNECTION (FDC)

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SCALE: 1"=50'



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR
1	MINOR CSP AMENDMENT	MVM	11/15/19	RJP

Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
UTILITY PLAN (4 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 31

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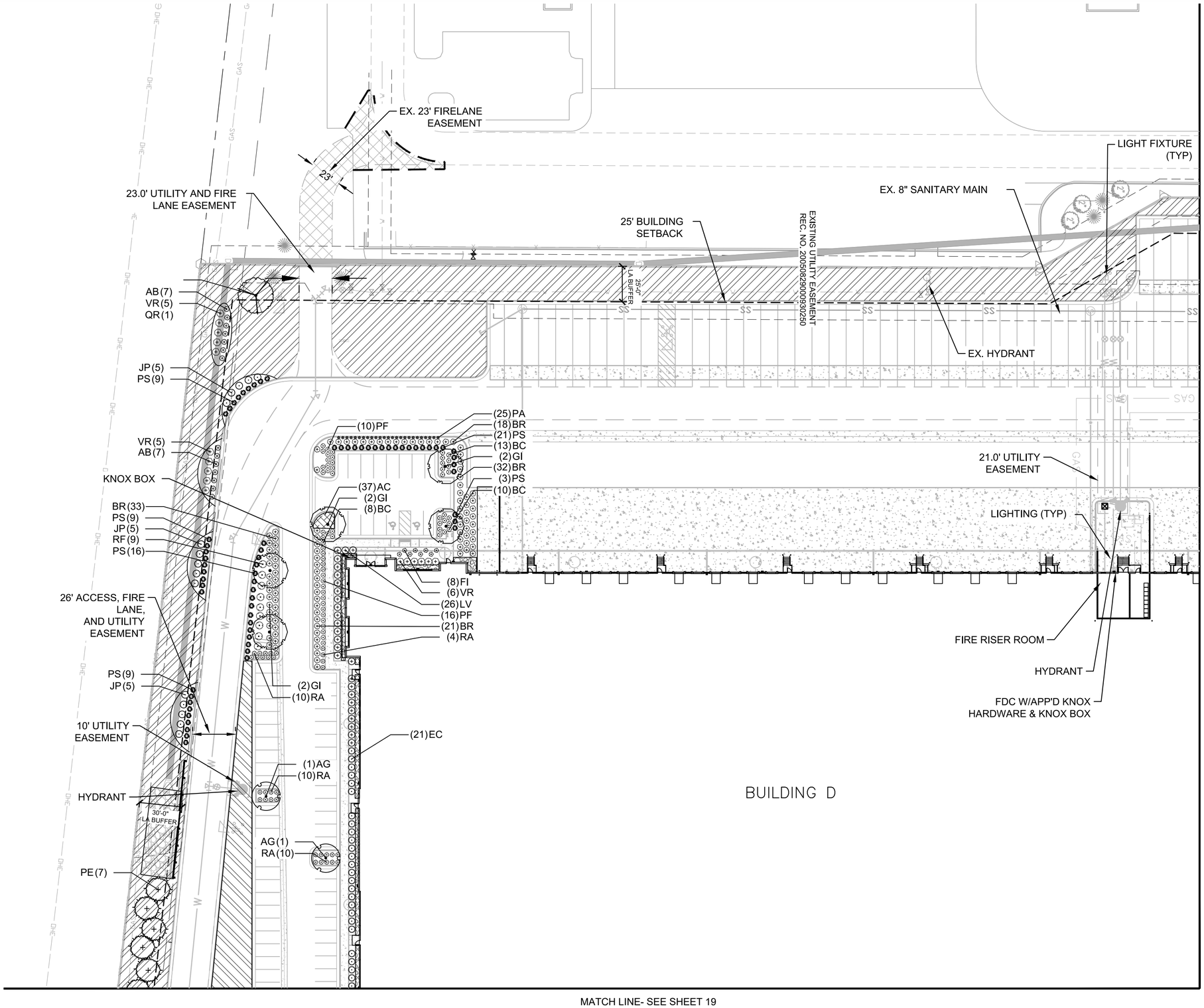


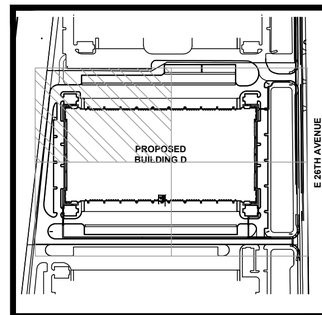
NO.	REVISION	BY	DATE	APPR.
6	6TH CITY COMMENTS	BKM	10/11/18	RJP
5	5TH CITY COMMENTS	BKM	9/18/18	RJP
4	4TH CITY COMMENTS	BKM	8/14/18	RJP
3	3RD CITY COMMENTS	BKM	5/15/18	RJP

Kimley Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO
LANDSCAPE PLAN (1 OF 4)

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

DATE:	03/03/2017
DESIGNED BY:	BKM
DRAWN BY:	CTM
CHECKED BY:	RJP
FILE NO.	
PROJECT NO.	096583001
SHEET NO.	32

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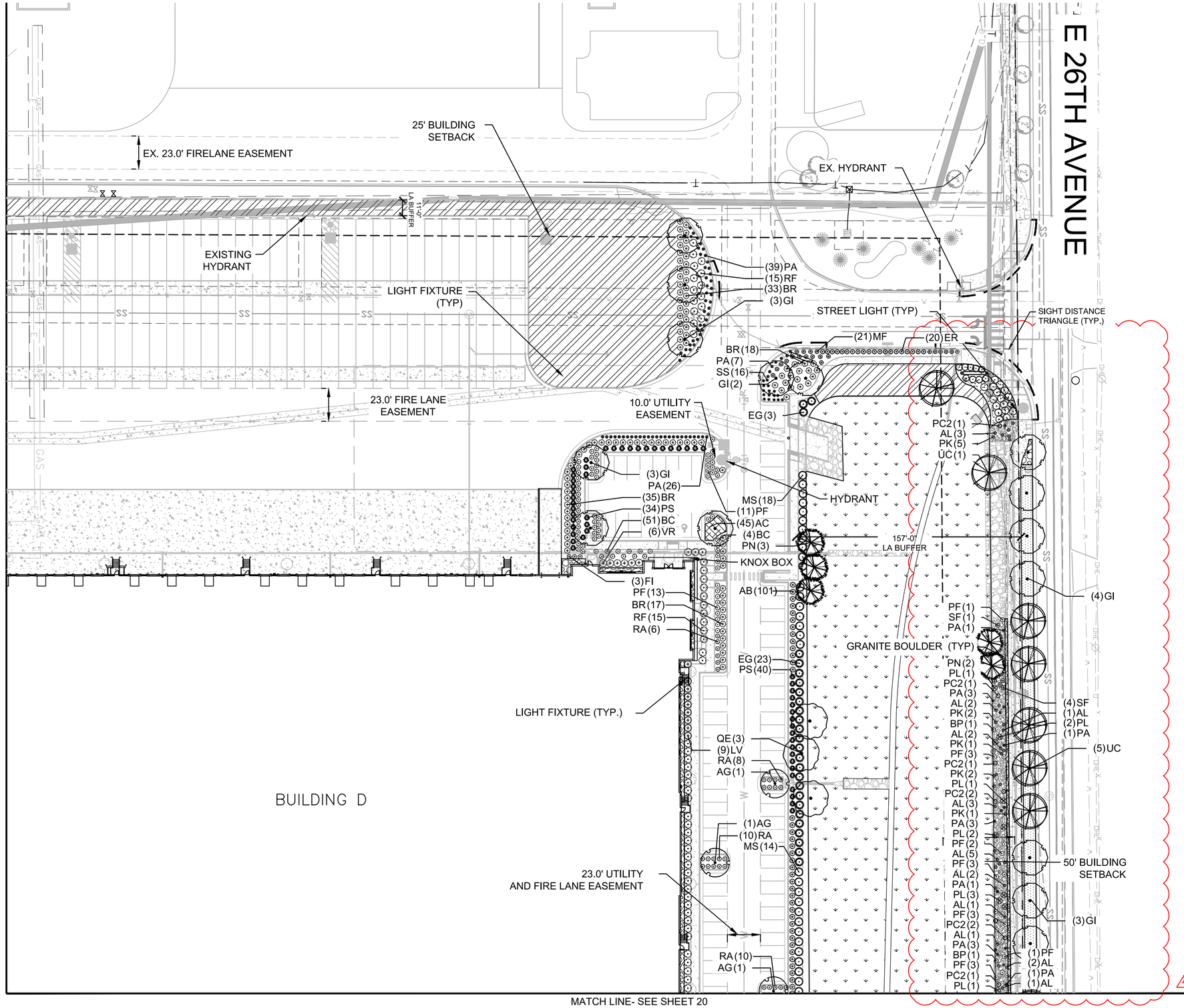
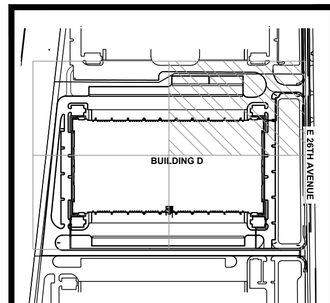


NOTE:
ROCK GARDEN IS TO BE CONSTRUCTED OF 2'x2' GRAY GRANITE BOULDER, ON NORTH OF BERM, FROM TOP OF BERM TO 2' BEHIND WALK. PROVIDE SPACE BETWEEN BOULDERS FOR PLANTINGS. ROCK GARDEN SLOPE VARIES FROM 2:5 TO 1:1

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
4	POND LA REVISIONS	NBB	4/9/21	CPH
1	MINOR CSP AMENDMENT	MVM	11/15/19	RJP

Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
LANDSCAPE PLAN (2 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 33

K:\DEN_Civil\096583001 ACC BldgD\CADD\SitePlan\096583001 LS.dwg Brockwell, Nicoletta 4/15/2021 8:24 AM

MATCH LINE- SEE SHEET 17

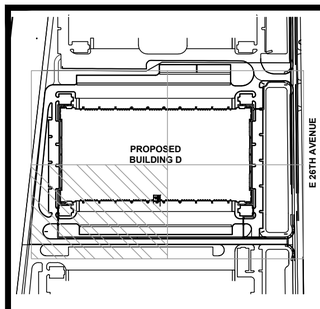
BUILDING D

RA(10)
AG(1)
(6)EC
(41)LV
PS(9)
JP(5)
AG(1)
RA(10)
QR(7)
(1)GI
(10)RA
KNOX BOX
CC(6)
BR(21)
PF(12)
25'
BUILDING
SETBACK
25'
LIGHTING (TYP)
(43)CK
(9)EC
CC(10)
GI(1)
VR(5)
AB(7)
(27)BR
(37)PS
(53)CC
RA(5)
GI(1)
BR(6)
SS(11)
PE(7)
(3)GI
(22)SS
(21)PA
10.0' UTILITY EASEMENT
(1)GI
SS(13)
BR(43)
(11)CC
(3)QE
HYDRANT
AB(14)
VR(9)
PE(3)
ER(88)
PC(4)
AG(2)
PC(4)
MF(70)
23.0' FIRE LANE
EASEMENT
LIGHTING (TYP)
10.0' UTILITY
EASEMENT

MATCH LINE- SEE SHEET 20

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH



KEYMAP
N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
6	6TH CITY COMMENTS	BKM	10/11/18	RJP
5	5TH CITY COMMENTS	BKM	9/18/18	RJP
4	4TH CITY COMMENTS	BKM	8/14/18	RJP
3	3RD CITY COMMENTS	BKM	5/15/18	RJP

Kimley»Horn

JVB
Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO
LANDSCAPE PLAN (3 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO.
34

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MATCH LINE- SEE SHEET 18

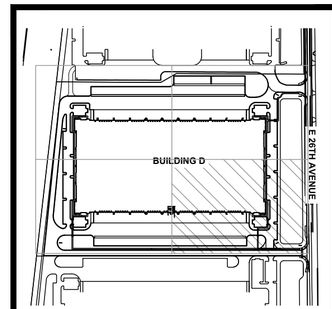
MATCH LINE- SEE SHEET 19

BUILDING D

AG(1)
RA(10)
RF(45)
MS(4)
PA(2)
AL(2)
PC2(2)
PC2(1)
SF(8)
PK(1)
PF(3)
PA(1)
GRANITE BOULDER (TYP)
(4)UC
(2)PN
(1)PA
(3)PF
EG(18)
AG(1)
RA(10)
(13)LV
(11)BR
AL(5)
PC2(2)
PK(1)
PF(3)
PA(3)
HYDRANT
10.0' UTILITY EASEMENT
STREET LIGHT (TYP)
(12)RA
(11)PF
PN(3)
(21)PF
SF(1)
PK(1)
PA(1)
PF(1)
PC2(1)
AL(2)
PA(3)
BP(1)
(3)PL
(1)AL
(1)PK
(1)AL
KNOX BOX
(1)QE
(8)CK
(19)EC
(22)CC
(17)PS
(31)BR
(18)PA
(11)SS
GI(3)
MS(14)
EG(12)
RA(10)
AG(1)
(2)CC
(28)AC
(2)CC
PC2(1)
PK(1)
BP(2)
PL(1)
PF(3)
PC2(2)
AL(1)
PA(1)
PK(3)
SF(3)
BP(1)
PC2(1)
(4)GI
(1)AL
(1)PK
CC(10)
10.0' UTILITY EASEMENT
(19)SS
(9)RF
(13)ER
(24)PA
SS(14)
GI(1)
BR(12)
STREET LIGHT (TYP)
23.0' FIRE LANE EASEMENT
BR(43)
GI(4)
(9)MS
PE(3)
HYDRANT
CK(24)
23' LA BUFFER
CK(21)
AG(2)
MF(52)
ER(41)
PC(4)
SIGHT DISTANCE TRIANGLE (TYP.)
25' BUILDING SETBACK
26' ACCESS, FIRE LANE, AND UTILITY EASEMENT
E 26TH AVENUE
4

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
4	POND LA REVISIONS	NBB	4/9/21	CPH
1	MINOR CSP AMENDMENT	MVM	11/15/19	RJP

Kimley»Horn

JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
LANDSCAPE PLAN (4 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 35

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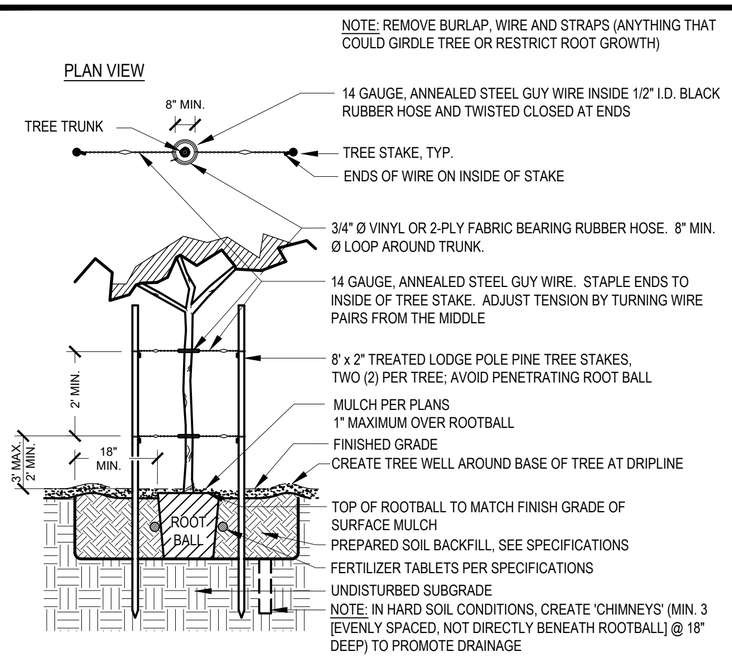
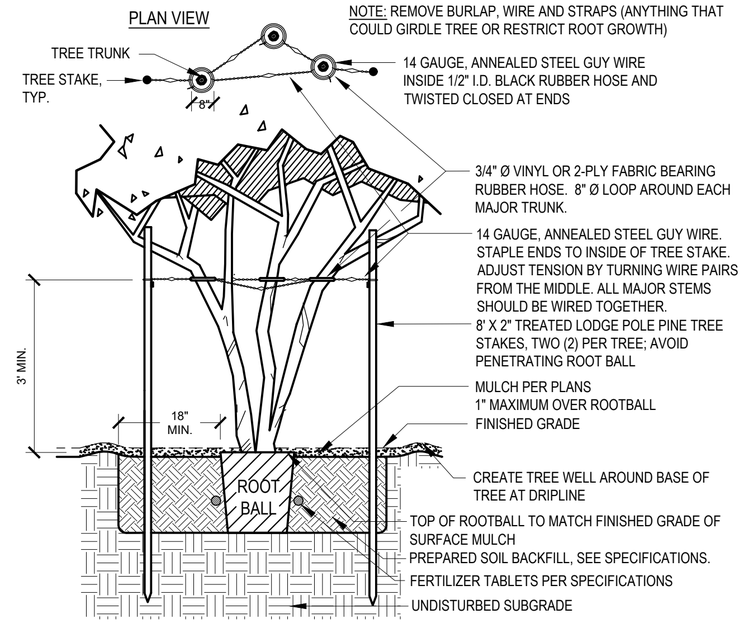


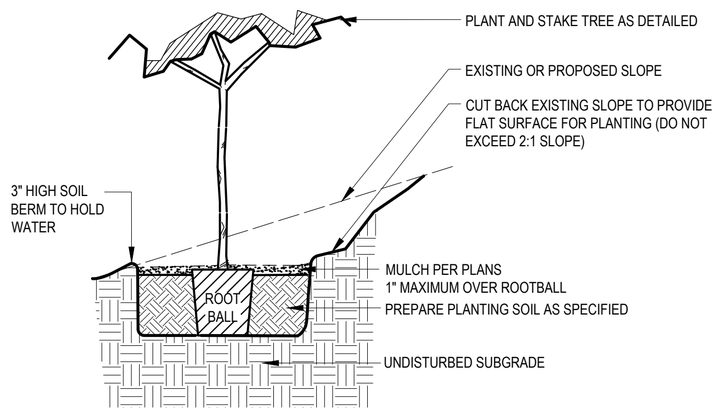
1 TREE PLANTING AND STAKING

SCALE: N.T.S. L-101



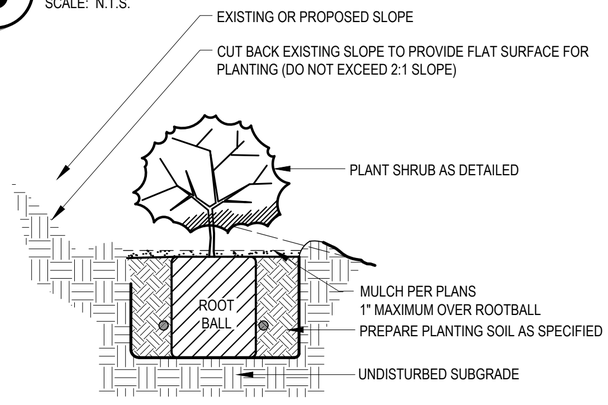
2 TREE STAKING - MULTI-TRUNK

SCALE: N.T.S. L-102



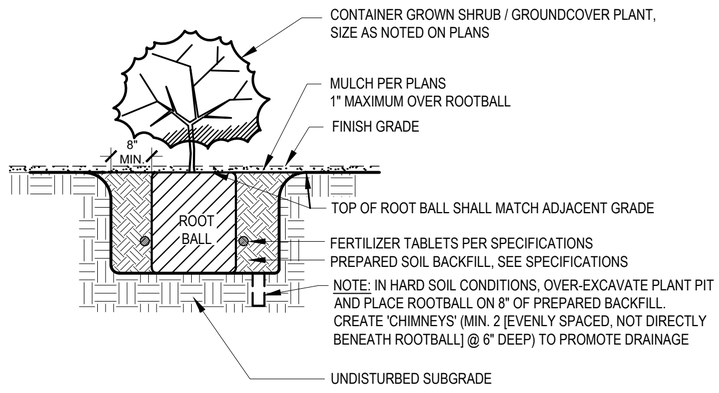
3 TREE PLANTING ON SLOPE

SCALE: N.T.S. L-103



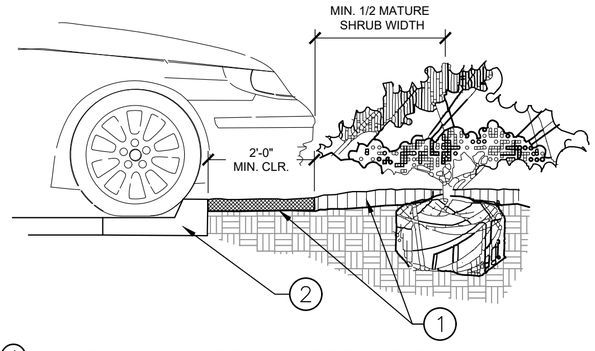
5 SHRUB / GROUNDCOVER PLANTING ON SLOPE

SCALE: N.T.S. L-106



4 SHRUB / GROUND COVER PLANTING

SCALE: N.T.S. L-105



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

6 PARKING SPACE/ CURB PLANTINGS

SCALE: N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.

Kimley Horn

JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO
LANDSCAPE DETAILS

DATE: 03/03/2017
DESIGNED BY: JJP
DRAWN BY: DWN
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 36

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PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	PE	20	PINUS EDULIS	PINYON PINE	B & B	
	PN	10	PINUS NIGRA	AUSTRIAN PINE	B & B	
CANOPY TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**
	AG	14	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2.5" CAL MIN
	GI	39	GLEDITSIA TRIACANTHOS `SKYLINE`	SKYLINE HONEYLOCUST	B & B	2.5" CAL MIN
	QE	7	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL MIN
	QR	8	QUERCUS RUBRA	RED OAK	B & B	2.5" CAL MIN
	UC	16	ULMUS X `FRONTIER`	AMERICAN ELM	B & B	2.5" CAL MIN
ORNAMENTAL TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**
	PC	12	PYRUS CALLERYANA `ARISTOCRAT` TM	ARISTOCRAT FLOWERING PEAR	B & B	2.5" CAL MIN

EXISTING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL
6"		1			6"
4"		2			4"
2"		3			2"

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	AL	39	AMORPHA CANESCENS	LEADPLANT	5 GAL
	BC	88	BERBERIS THUNBERGII `CRIMSON PYGMY`	CRIMSON PYGMY BARBERRY	5 GAL
	BP	6	BUDDLEJA X `PURPLE HAZE` TM	LO & BEHOLD PURPLE HAZE BUTTERFLY BUSH	5 GAL
	BR	403	BERBERIS THUNBERGII `ROSE GLOW`	ROSY GLOW BARBERRY	5 GAL
	CA	4	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GAL
	CC	116	CARYOPTERIS X CLANDONENSIS `BLUE MIST`	BLUE MIST SHRUB	5 GAL
	CK	96	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	5 GAL
	EC	55	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL
	ER	162	EUONYMUS ALATUS `RUDY HAAG`	RUDY HAAG BURNING BUSH	5 GAL
	FI	11	FORSYTHIA X INTERMEDIA `ARNOLD`S DWARF`	DWARF FORSYTHIA	5 GAL
	JB	46	JUNIPERUS SABINA `BUFFALO`	BUFFALO JUNIPER	5 GAL
	JP	20	JUNIPERUS X PFITZERANA `SEA GREEN`	PFITZER JUNIPER	5 GAL
	JP2	19	JUNIPERUS HORIZONTALIS `PRINCE OF WALES`	PRINCE OF WALES JUNIPER	5 GAL
	LV	89	LIGUSTRUM VULGARE `CHEYENNE`	CHEYENNE PRIVET	5 GAL
	MF	143	MAHONIA FREMONTII	DESERT MAHONIA	5 GAL
	PA	186	PEROVSKIA X `LITTLE SPIRE`	LITTLE SPIRE RUSSIAN SAGE	5 GAL
	PC2	18	PINUS MUGO `COMPACTA`	DWARF MUGO PINE	5 GAL
	PF	123	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	5 GAL
	PK	27	POTENTILLA FRUTICOSA `KATHERINE DYKES`	KATHERINE DYKES BUSH CINQUEFOIL	5 GAL
	PL	14	PHYSOCARPUS OPULIFOLIUS `LEMON CANDY`	LEMON CANDY NINEBARK	5 GAL
	RA	139	RIBES ALPINUM `GREEN MOUND`	GREEN MOUND ALPINE CURRANT	5 GAL
	RF	93	RHAMNUS FRANGULA `ASPLENIFOLIA`	FEATHERY BUCKTHORN	
	SF	17	SPIRAEA JAPONICA `NEON FLASH`	NEON FLASH JAPANESE SPIREA	
	VR	36	VIBURNUM X RHYTIDOPHYLLOIDES `ALLEGHANY`	ALLEGHANY VIBURNUM	

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	AB	136	ANDROPOGON GERARDII	BIG BLUE STEM
	EG	56	ERIANTHUS RAVENNAE	RAVENNA GRASS
	MS	58	MISCANTHUS SINENSIS `ROTSILBER`	RED SILVER MAIDEN GRASS
	PS	204	PANICUM VIRGATUM `SHENENDOAH`	BURGUNDY SWITCH GRASS
	SS	106	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME
	AC	110	EUONYMUS FORTUNEI `COLORATUS`	WINTERCREEPER
	DM	102,004 SF	DETENTION BASIN SEED MIX	DETENTION BASIN SEED MIX
	KB	5,839 SF	KEN-TEX BLUEGRASS	KEN-TEX BLUEGRASS
	MW	2,221 SF	WOOD MULCH	DOUBLE SHREDDED HARDWOOD MULCH
	NS	106,530 SF	SHORT GRASS NATIVE SEED MIX	SHORT GRASS NATIVE SEED MIX
	RC	15,840 SF	2-4" RIVER ROCK COBBLE	2-4" RIVER ROCK COBBLE
			2 x 2 GRANITE BOULDERS	

NOTE:
1. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS..
2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.

LANDSCAPE CALCULATIONS

SITE DATA	AREA IN SF	%
TOTAL SITE AREA	1,472,764 SF	100%
BUILDING COVERAGE	555,843 SF	37.7%
HARD SURFACE AREA	1,180,282 SF	80.1%
LANDSCAPE AREA	292,482 SF	19.9%
MAX % OF COOL SEASON GRASS ALLOWED	486,012 SF	33%
% OF COOL SEASON GRASSES PROVIDED	0 SF	0%

BUILDING PERIMETER LANDSCAPING	REQUIRED	PROVIDED
1 T.E. / 40 LF OF BLDG PERIMETER		
NORTH FACING BLDG ELEVATION: 560 LF	14 T.E.	17.9 T.E. *INCLUDES 179 SHRUBS*
SOUTH FACING BLDG ELEVATION: 560 LF	14 T.E.	17.7 T.E. *INCLUDES 177 SHRUBS*

PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
SCREENING	DOUBLE ROW OF SHRUBS	DOUBLE ROW OF SHRUBS
1 TREE + 6 SHRUBS / ISLAND	1 TREE + 6 SHRUBS / ISLAND	1 TREE + 10 SHRUBS / ISLAND
50% SHRUB COVER	50% SHRUB COVER	50% SHRUB COVER

STREET TREE STANDARDS	REQUIRED	PROVIDED
DESCRIPTION		
26TH DRIVE : 775 LF		
1 TREE/ 35 LF	22 TREES	23 TREES

STREET FRONTAGE LANDSCAPING	REQUIRED	PROVIDED
DESCRIPTION	**BUFFER WIDTH**	
26TH DRIVE FRONTAGE: 775 LF	10'	157'
PRIVATE STREET B FRONTAGE: 1072 LF	10'	23'
DESCRIPTION	**1 TREE, 10 SHRUBS / 40 LF**	
26TH DRIVE FRONTAGE: 775 LF*	20 TREES + 194 SHRUBS	21 TREES + 268 SHRUBS
PRIVATE STREET B FRONTAGE: 1072 LF	27 TREES + 270 SHRUBS	27 TREES + 460 SHRUBS

NON-STREET FRONTAGE LANDSCAPING	REQUIRED	PROVIDED
DESCRIPTION	**BUFFER WIDTH**	
UNION PACIFIC RAILROAD FRONTAGE: 873 LF	10'	30'
DESCRIPTION	**1 TREE, 5 SHRUBS / 40 LF**	
UNION PACIFIC RAILROAD FRONTAGE: 873 LF	22 TREES + 109 SHRUBS	22 TREES + 115 SHRUBS

DETENTION, RETENTION AND WATER QUALITY PONDS	REQUIRED	PROVIDED
DESCRIPTION	**1 TREE, 10 SHRUBS / 4,000 SF**	
DETENTION POND: 101,297 SF*	25 TREES + 250 SHRUBS	21 TREES + 268 SHRUBS

*REQUIREMENTS OVERLAP TREES AND SHRUBS WILL BE COUNTED TO MEET BOTH REQUIREMENTS

FIRE SAFETY LANDSCAPE NOTES

1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
4. FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS

NATIVE SEED INFORMATION

SHORT GRASS MIX BY APPLEWOOD SEED COMPANY OR EQUAL
SEEDING RATE: 6 LBS/ACRE

SCIENTIFIC NAME	COMMON NAME
BOUTELOUA GRACILIS	BLUE GRAMA
BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
SPOROBOLUS CRYPTANDRUS	SAND DROPSEED
KOELERIA MACRANTHA	PRARIE JUNEGRASS

DETENTION BASIN MIX BY APPLEWOOD SEED COMPANY OR EQUAL
SEEDING RATE: 35 LBS/ACRE

SCIENTIFIC NAME	COMMON NAME
ALISMA SUBCORDATUM	WATER PLANTAIN
ASCLEPIAS INCARNATA	SWAMP MILKWEED
BIDENS ARISTOSA	TICKSEED SUNFLOWER
MIMULUS RINGENS	ALLEGHENY MONKEYFLOWER
PENTHORUM SEDOIDES	DITCH STONECROP
RUDBECKIA LACINIATA	CUTLEAF CONEFLOWER
SAGITTARIA LATIFOLIA	COMMON ARROWHEAD
VERBENA HASTATA	BLUE VERVAIN
CAREX STIPATA	AWL-FRUITED SEDGE
CAREX VULPINOIDEA	FOX SEDGE
ELYMUS VIRGINICUS	VIRGINIA WILDRYE
ELEOCHARIS SPECIES	SPIKE RUSH
GLYCERIA STRIATA	FOWL MANNA GRASS
JUNCUS EFFUSUS	SOFT RUSH
JUNCUS TENUIS	PATH RUSH
LEERSIA ORYZOIDES	RICE CUT GRASS
PANICUM VIRGATUM	SWITCHGRASS
SCIRPUS VALIDUS	SOFTSTEM BULRUSH
SPARTINA PECTINATA	PRAIRIE CORDGRASS

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO
LANDSCAPE NOTES

DATE: 03/03/2017
DESIGNED BY: JJP
DRAWN BY: DWN
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 37

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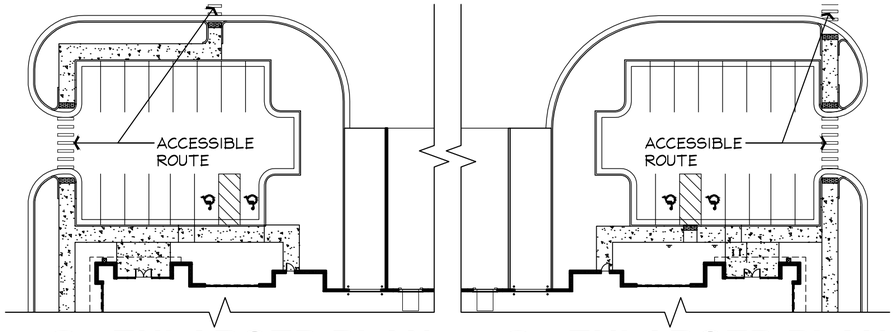


2 ENLARGED PLAN

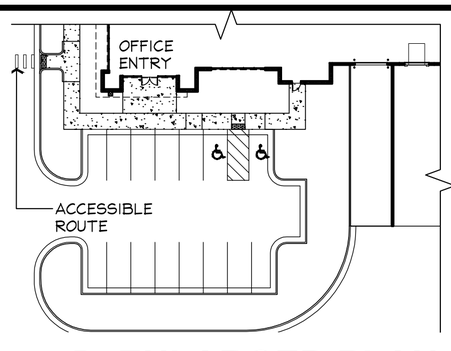
0 20 40 60 80 FEET

SCALE: 1" = 40'-0"

3 ENLARGED PLAN

0 20 40 60 80 FEET

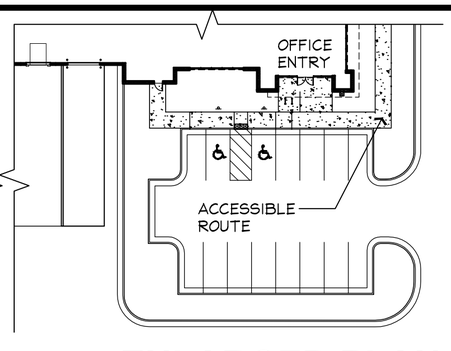
SCALE: 1" = 40'-0"



4 ENLARGED PLAN

0 20 40 60 80 FEET

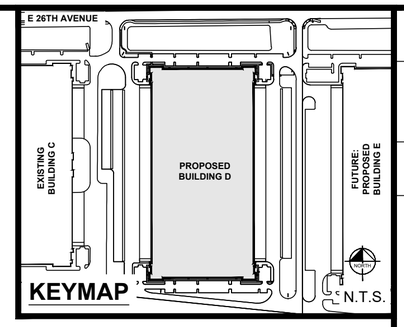
SCALE: 1" = 40'-0"

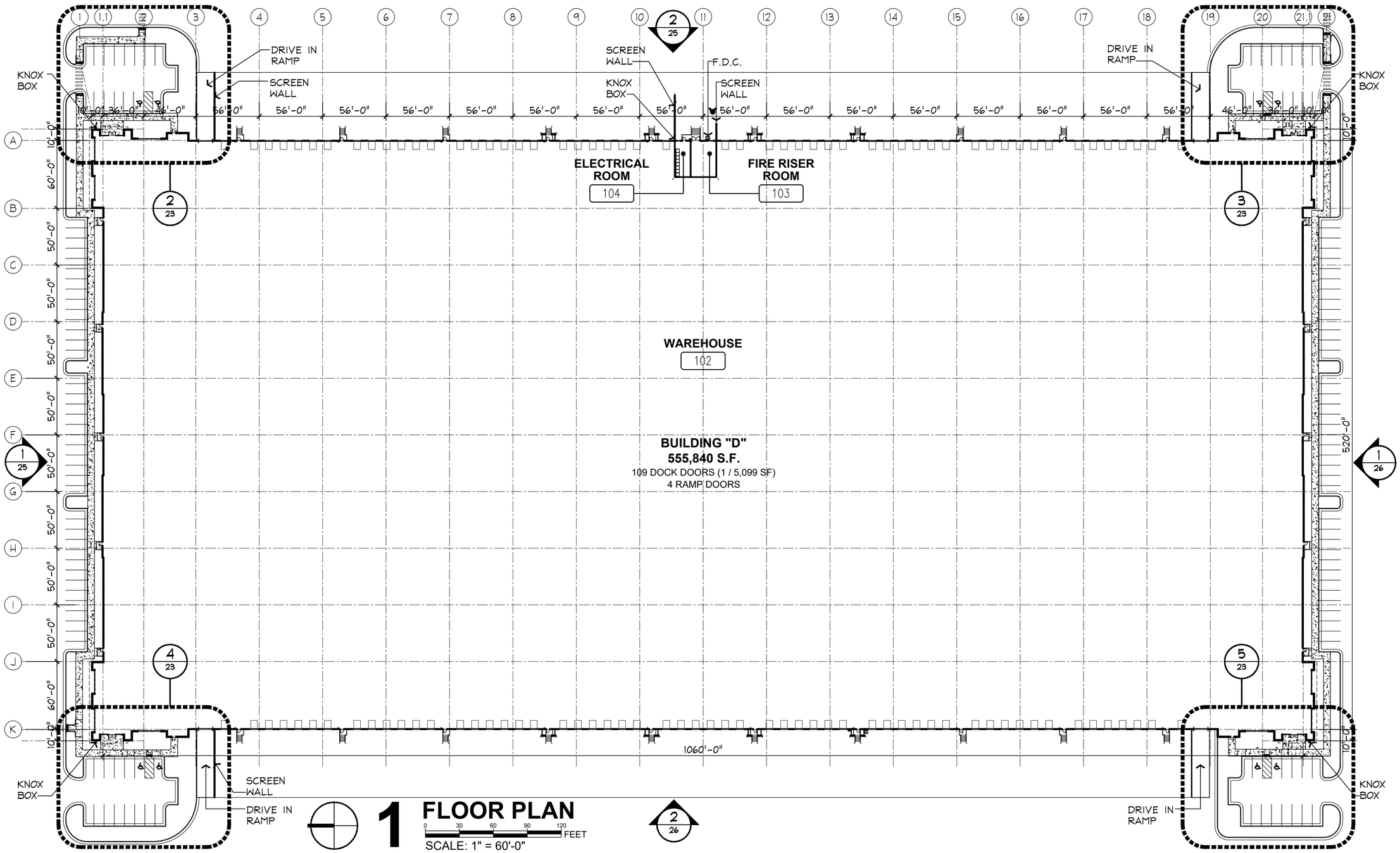


5 ENLARGED PLAN

0 20 40 60 80 FEET

SCALE: 1" = 40'-0"





1 FLOOR PLAN

0 30 60 90 120 FEET

SCALE: 1" = 60'-0"

NO.	REVISION	BY	DATE	APPR
2	2ND REVIEW COMMENTS	NI	6/20/18	
1	INITIAL REVIEW COMMENTS	NI	4/13/18	

Kimley Horn

JVB Joseph V. Belluccia, AIA

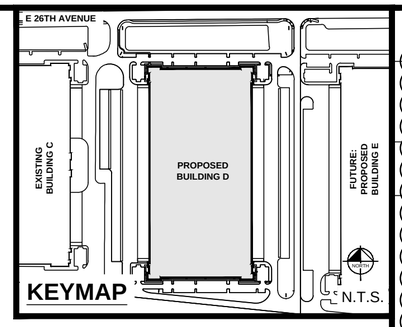
AURORA COMMERCE CENTER - BUILDING D
FLOOR PLAN
CITY OF AURORA, STATE OF COLORADO

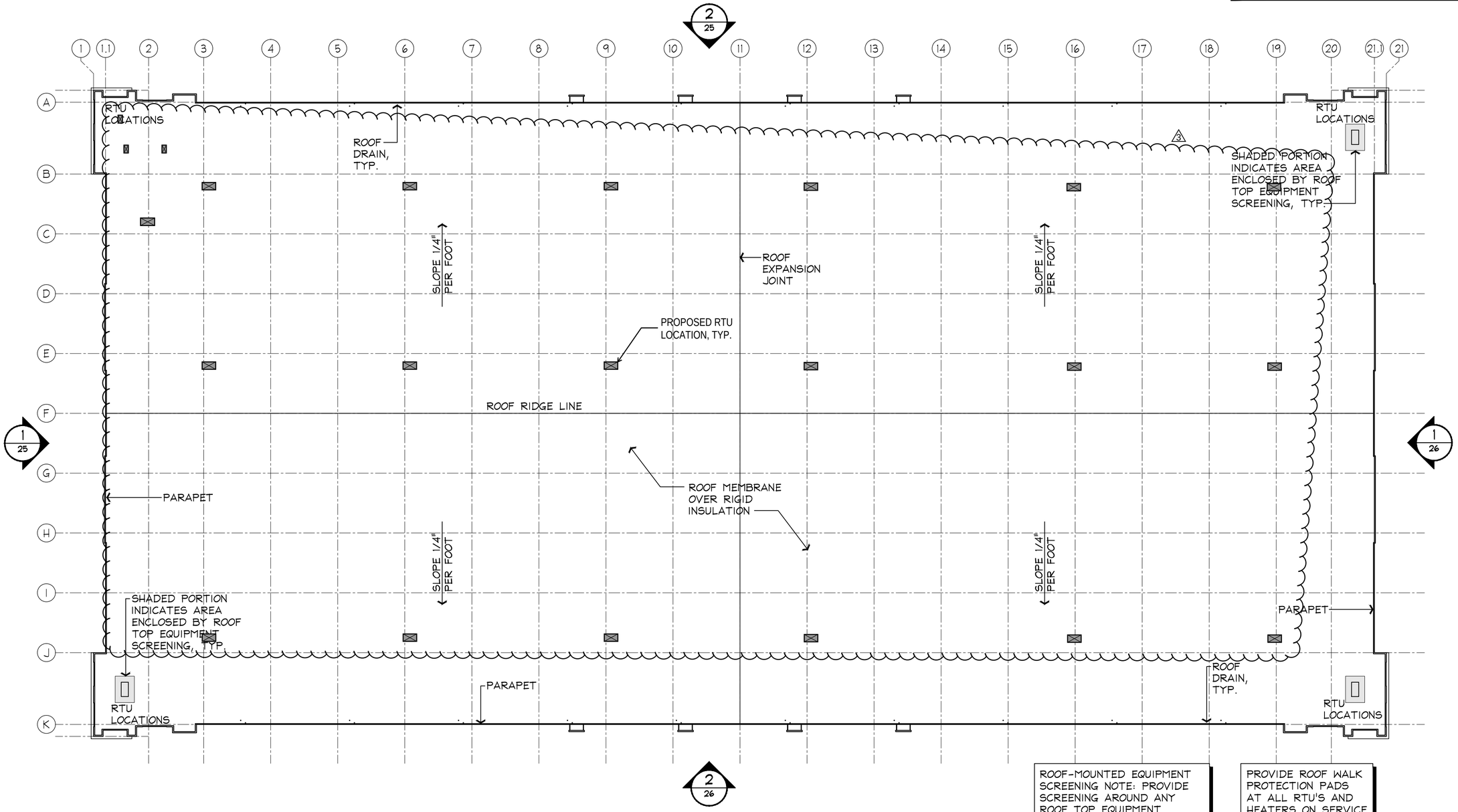
DATE: 03/19/2018
DESIGNED BY: NI
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 096583001

SHEET NO. 38

Dwg Name: 16136 ACC CityMtg - Plans.dwg [23] - Plotted on Jun 13, 2018 - 5:00PM, by jvb-ws-8





ROOF-MOUNTED EQUIPMENT SCREENING NOTE: PROVIDE SCREENING AROUND ANY ROOF TOP EQUIPMENT VISIBLE TO THE PUBLIC VIEW

PROVIDE ROOF WALK PROTECTION PADS AT ALL RTU'S AND HEATERS ON SERVICE SIDE OF UNITS

1 ROOF PLAN

0 30 60 90 120 FEET

SCALE: 1" = 60'-0"

NO.	REVISION	BY	DATE	APPR
3	PROPOSED N. ELEV. REV	WM	12/2/19	
2	2ND REVIEW COMMENTS	NI	6/20/18	
1	INITIAL REVIEW COMMENTS	NI	4/13/18	

Kimley Horn

JVB Joseph V. Belluccia, AIA

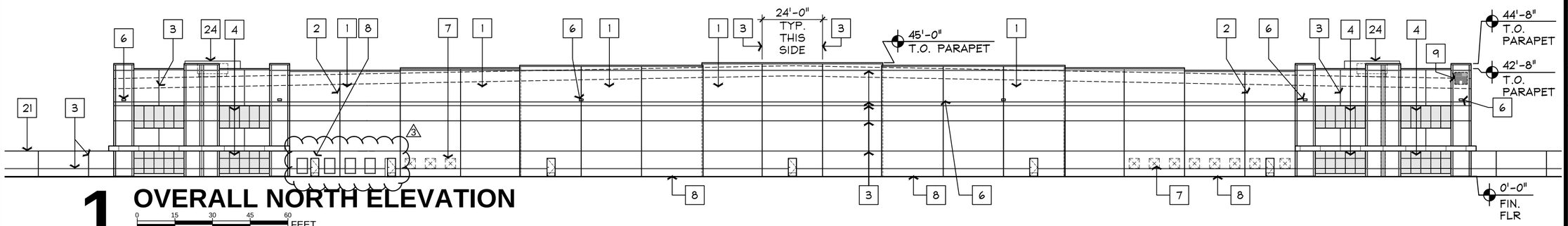
AURORA COMMERCE CENTER - BUILDING D
ROOF PLAN
CITY OF AURORA, STATE OF COLORADO

DATE: 03/19/2018
DESIGNED BY: NI
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 096583001

SHEET NO. 39

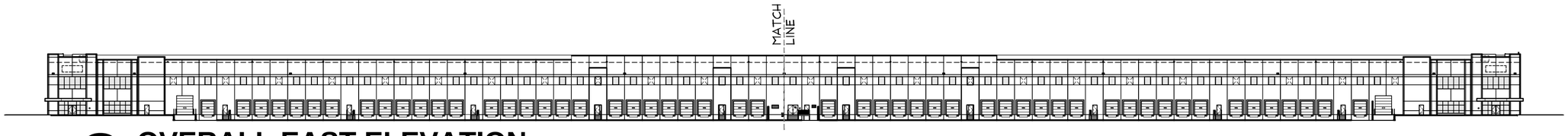
Dwg Name: 16136 ACC CityMtg - Plans.dwg [24] - Plotted on Jun 13, 2018 - 5:00PM, by jv0-ws-8



1 OVERALL NORTH ELEVATION

0 15 30 45 60 FEET

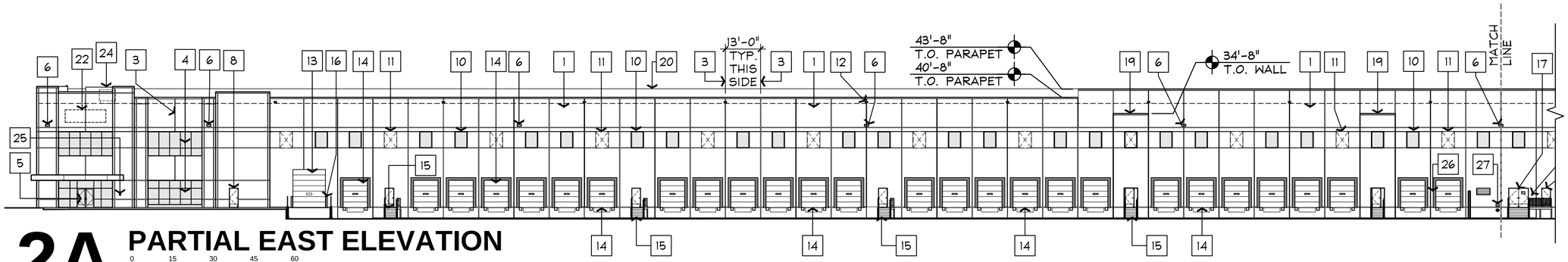
SCALE: 1" = 30'-0"



2 OVERALL EAST ELEVATION

0 30 60 90 120 FEET

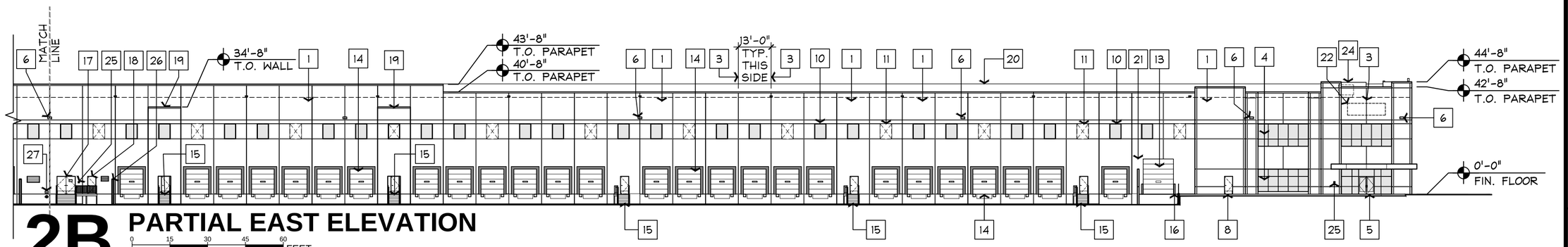
SCALE: 1" = 60'-0"



2A PARTIAL EAST ELEVATION

0 15 30 45 60 FEET

SCALE: 1" = 30'-0"



2B PARTIAL EAST ELEVATION

0 15 30 45 60 FEET

SCALE: 1" = 30'-0"

BUILDING ADDRESSING NOTE:
STREET ADDRESS NUMBER "22300" TO BE PROVIDED ON A MONUMENT SIGN WITH 8' HIGH CHARACTERS. REFER TO SHEET 17.

X KEYED NOTES

1. PAINTED CONCRETE WALL PANELS, TYPICAL.
2. CONCRETE WALL PANEL JOINT
3. 2-1/2" REVEAL
4. ALUMINUM STOREFRONT SYSTEM WITH TINTED INSULATED GLASS.
5. ALUMINUM STOREFRONT DOOR WITH CLEAR INSULATED GLASS.
6. EXTERIOR LIGHT 30' A.F.F.
7. KNOCK-OUT PANEL FOR FUTURE OPENING
8. HOLLOW METAL MAN DOOR, PAINTED.
9. LOCATION OF PROPOSED BUILDING SIGN.
10. CLERESTORY WINDOW WITH CLEAR INSULATED TEMPERED GLASS.
11. KNOCK-OUT PANEL FOR FUTURE CLERESTORY OPENING
12. OVERFLOW SCUPPER
13. 12' X 14' INSULATED DRIVE IN OVERHEAD SECTIONAL DOOR, FACTORY PAINTED
14. 9' X 10' INSULATED DOCK OVERHEAD SECTIONAL DOOR, FACTORY PAINTED
15. GALVANIZED METAL EXIT STAIRS, WITH 6" DIAMETER GALVANIZED STEEL PROTECTIVE BOLLARDS.
16. 6" DIAMETER CONCRETE FILLED GALVANIZED STEEL BOLLARDS.
17. FIRE RISER ROOM EXTERIOR DOOR WITH "FIRE RISER ROOM"" SIGN.
18. ELECTRICAL ROOM DOOR.
19. FREESTANDING CONCRETE WALL PANEL, PAINTED
20. LINE OF ROOF RIDGE BEYOND
21. 10' HIGH CONCRETE SCREEN WALL. (REFER TO EXTERIOR ELEVATION COLOR SCHEME AND MASSING STUDY SHEETS FOR COLOR AND 3-D RENDERING.
22. LOCATION OF TENANT SIGNAGE, TYP.
23. RAILING AT DRIVE-IN RAMP.
24. APPROXIMATE LOCATION OF SCREENING FOR ROOF TOP EQUIPMENT
25. KNOX BOX MOUNTED 4 TO 6 FEET ABOVE FINISH GRADE.
26. ELECTRICAL/GAS SCREEN WALL.
27. FDC WITH APPROVED KNOX HARDWARE.

NO.	REVISION	BY	DATE	APPR
3	PROPOSED N. ELEV. REV	WM	12/2/19	
2	2ND REVIEW COMMENTS	NI	6/20/18	
1	INITIAL REVIEW COMMENTS	NI	4/13/18	

Kimley Horn

JVB Joseph V. Belluccia, AIA

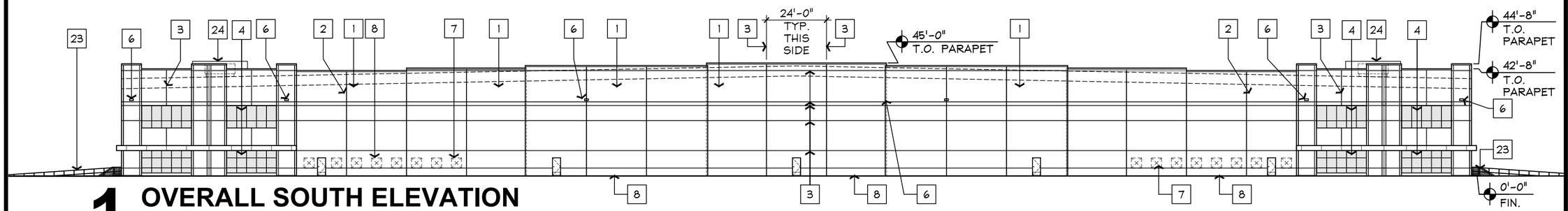
AURORA COMMERCE CENTER - BUILDING D
EXTERIOR ELEVATIONS
CITY OF AURORA, STATE OF COLORADO

DATE: 03/19/2018
DESIGNED BY: NI
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 096583001

SHEET NO. 40

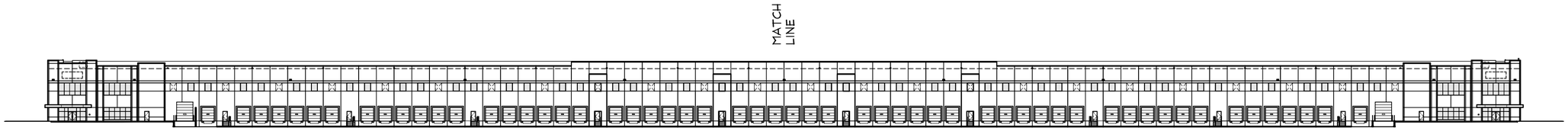
Dwg Name: 16136 ACC CityMtg - Elevations.dwg [25] - Plotted on Jun 13, 2018 - 5:01PM, by jvb-ws-8



1 OVERALL SOUTH ELEVATION

0 15 30 45 60 FEET

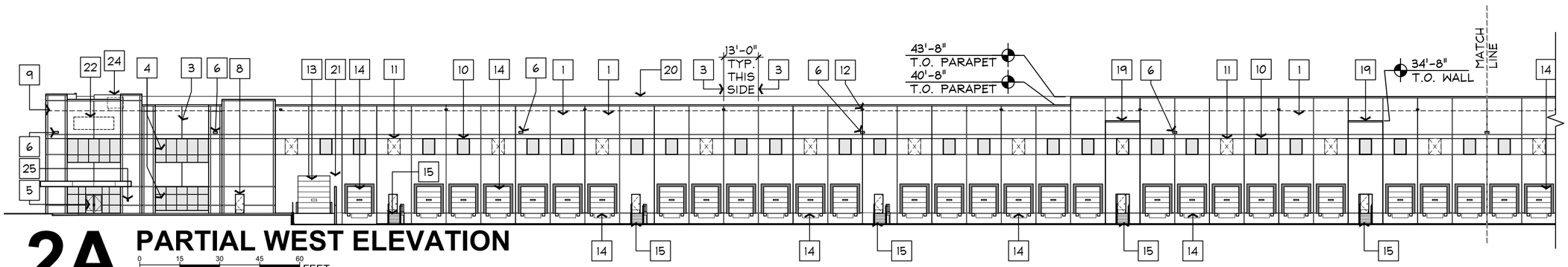
SCALE: 1" = 30'-0"



2 OVERALL WEST ELEVATION

0 30 60 90 120 FEET

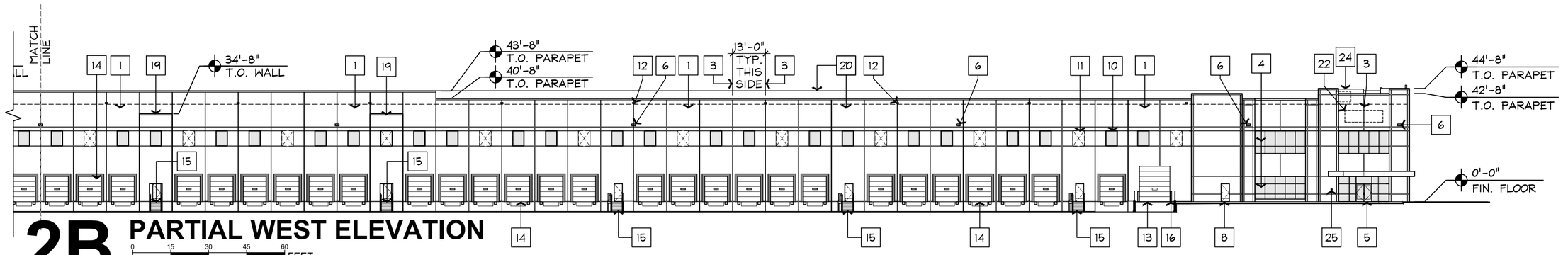
SCALE: 1" = 60'-0"



2A PARTIAL WEST ELEVATION

0 15 30 45 60 FEET

SCALE: 1" = 30'-0"



2B PARTIAL WEST ELEVATION

0 15 30 45 60 FEET

SCALE: 1" = 30'-0"

BUILDING ADDRESSING NOTE:
STREET ADDRESS NUMBER "22300" TO BE PROVIDED ON A MONUMENT SIGN WITH 8' HIGH CHARACTERS. REFER TO SHEET 17.

X KEYED NOTES

1. PAINTED CONCRETE WALL PANELS, TYPICAL.
2. CONCRETE WALL PANEL JOINT
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13. 12' X 14' INSULATED DRIVE IN OVERHEAD SECTIONAL DOOR, FACTORY PAINTED
14. 9' X 10' INSULATED DOCK OVERHEAD SECTIONAL DOOR, FACTORY PAINTED
15. GALVANIZED METAL EXIT STAIRS, WITH 6" DIAMETER GALVANIZED STEEL PROTECTIVE BOLLARDS.
16. 6" DIAMETER CONCRETE FILLED GALVANIZED STEEL BOLLARDS.
17. FIRE RISER ROOM EXTERIOR DOOR WITH "FIRE RISER ROOM'" SIGN.
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22. LOCATION OF TENANT SIGNAGE, TYP.
23. RAILING AT DRIVE-IN RAMP.
24. APPROXIMATE LOCATION OF SCREENING FOR ROOF TOP EQUIPMENT
25. KNOX BOX MOUNTED 4 TO 6 FEET ABOVE FINISH GRADE.
26. ELECTRICAL/GAS SCREEN WALL.
27. FDC WITH APPROVED KNOX HARDWARE.

NO.	REVISION	BY	DATE	APPR
2	2ND REVIEW COMMENTS	NI	6/20/18	
1	INITIAL REVIEW COMMENTS	NI	4/13/18	

Kimley Horn

JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
EXTERIOR ELEVATIONS
CITY OF AURORA, STATE OF COLORADO

DATE: 03/19/2018
DESIGNED BY: NI
DRAWN BY:
CHECKED BY:

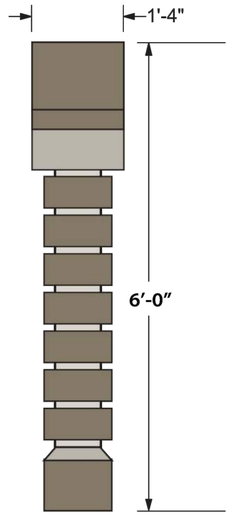
FILE NO.
PROJECT NO. 096583001

SHEET NO. 41

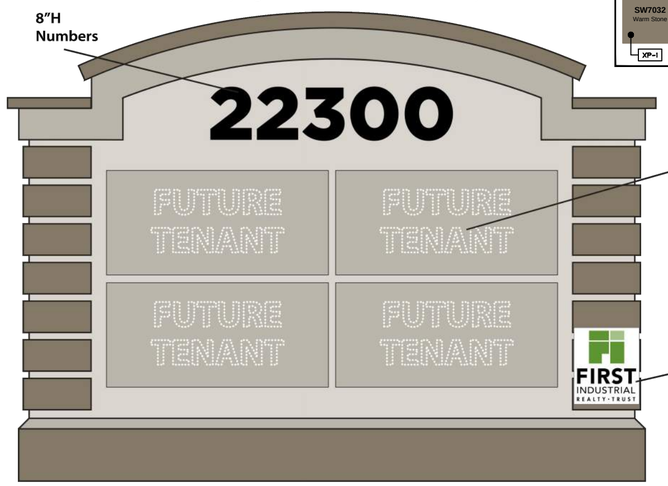
Dwg Name: 16136 ACC CityMtg - Elevations.dwg [26] - Plotted on Jun 13, 2018 - 5:01PM, by jvb-ws-8

Double Sided

End View



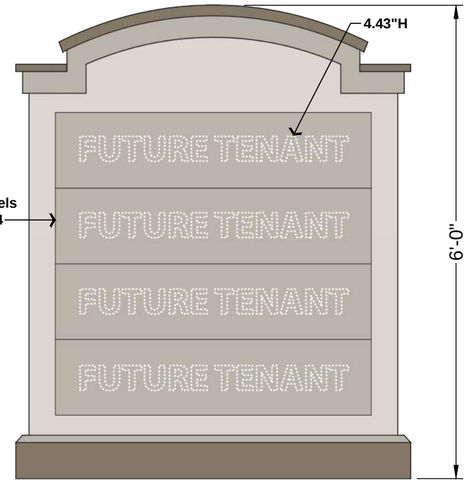
Main Entry Sign **72 x 96** Qty 2

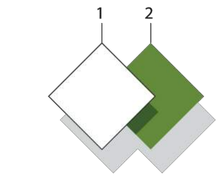


COLOR CODE LEGEND

SW7032 Warm Stone	SW7032 50% TINT	SW7032 5% TINT
XP-1	XP-2	XP-3

Building Entrance Sign **72 x 60** Qty 2



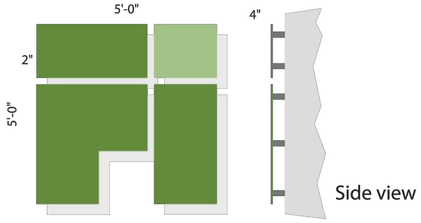


1 Building fascia
White

2 Logo left and bottom
PMS 370 Green

3 Pale Green - 579C

Color scheme



Custom Formed Plastic logo mounted with 4" standoffs

1 MONUMENT SIGN

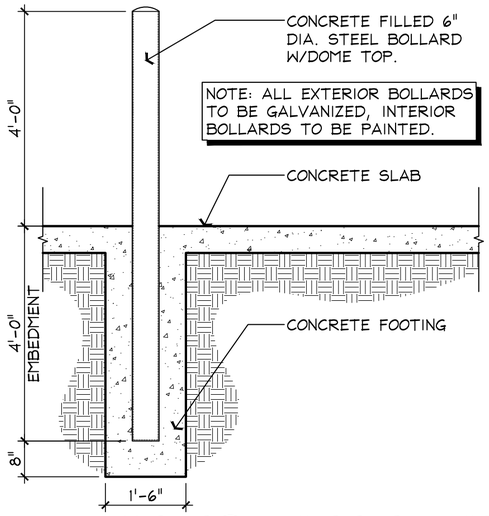
FEET
SCALE: N.T.S.

2 DIRECTIONAL SIGN

FEET
SCALE: N.T.S.

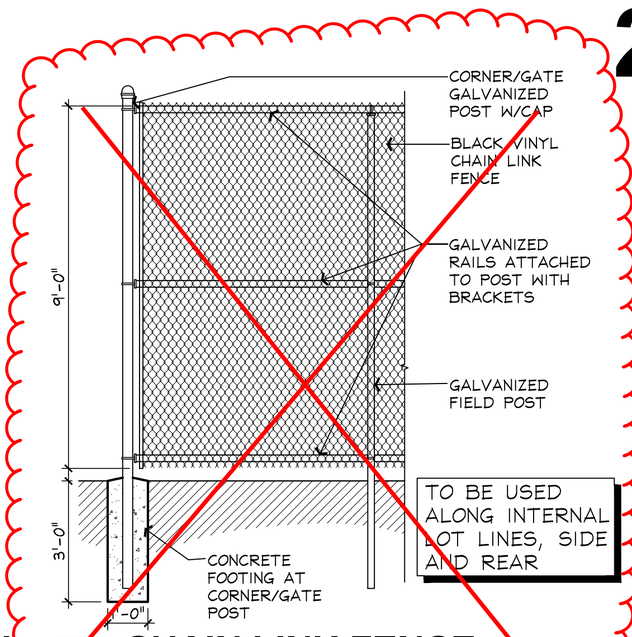
3 FI SIGN

FEET
SCALE: N.T.S.



4 TYP. BOLLARD DETAIL

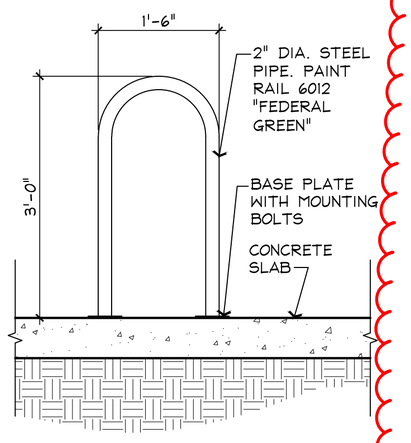
FEET
SCALE: 1/2" = 1'-0"



5 CHAIN LINK FENCE

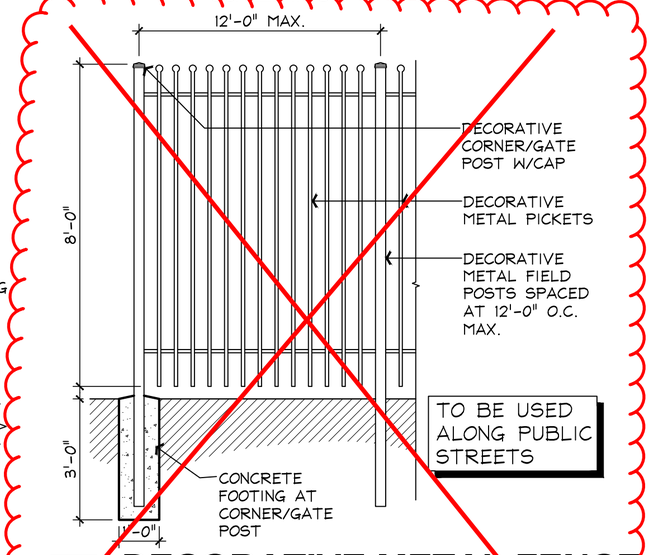
FEET

REPLACED BY DETAIL 1 ON SHEET 52



6 TYP. BIKE RACK

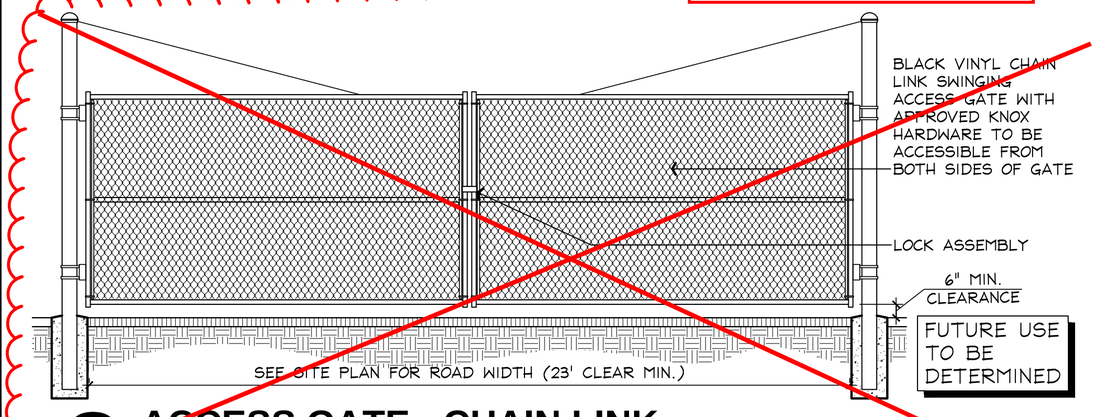
FEET
SCALE: 3/4" = 1'-0"



7 DECORATIVE METAL FENCE

FEET
SCALE: 3/8" = 1'-0"

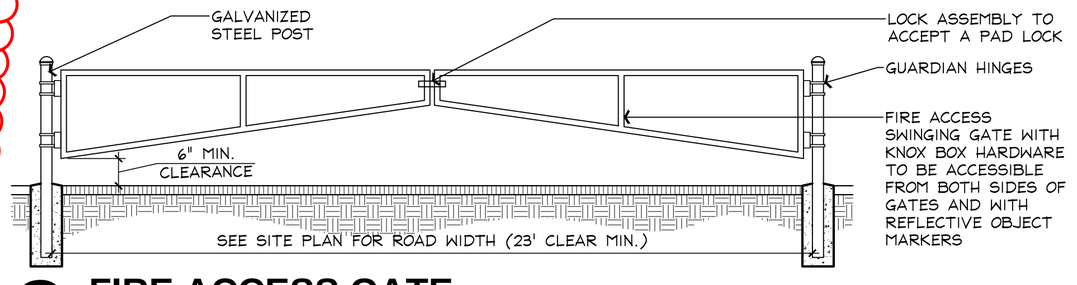
REPLACED BY DETAIL 6 ON SHEET 52



8 ACCESS GATE - CHAIN LINK

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

REPLACED BY DETAIL 2 ON SHEET 52



9 FIRE ACCESS GATE

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

NO.	REVISION	BY	DATE	APPR
2	2ND REVIEW COMMENTS	NI	6/20/18	
1	INITIAL REVIEW COMMENTS	NI	4/13/18	

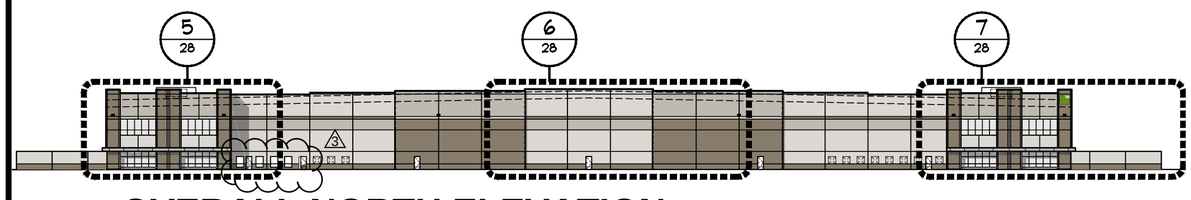
Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
ARCHITECTURAL DETAILS
CITY OF AURORA, STATE OF COLORADO

DATE: 03/19/2018
DESIGNED BY: NI
DRAWN BY:
CHECKED BY:
FILE NO.
PROJECT NO. 096583001

SHEET NO. 42

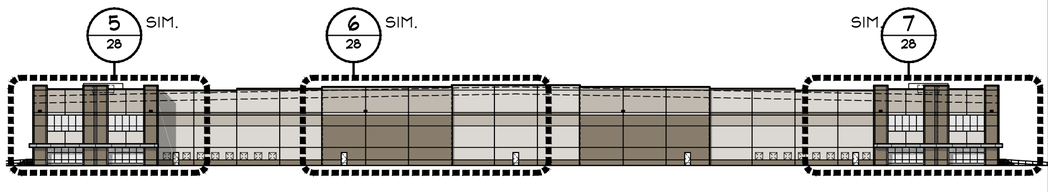
Dwg Name: 16136 ACC CityMtg - Plans.dwg [27] - Plotted on Jun 13, 2018 - 5:01PM, by jvb-ws-8



1 OVERALL NORTH ELEVATION

0 30 60 90 120 FEET

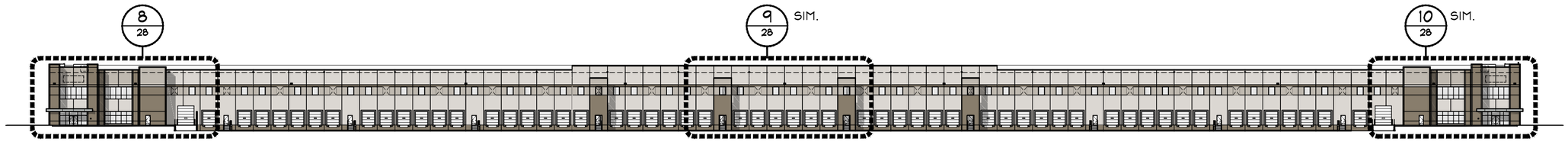
SCALE: 1" = 60'-0"



2 OVERALL SOUTH ELEVATION

0 30 60 90 120 FEET

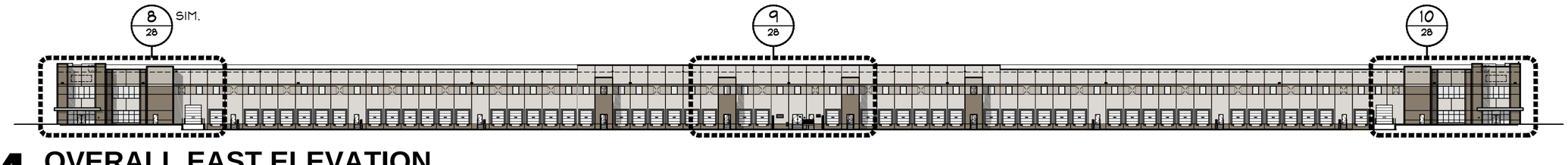
SCALE: 1" = 60'-0"



3 OVERALL WEST ELEVATION

0 30 60 90 120 FEET

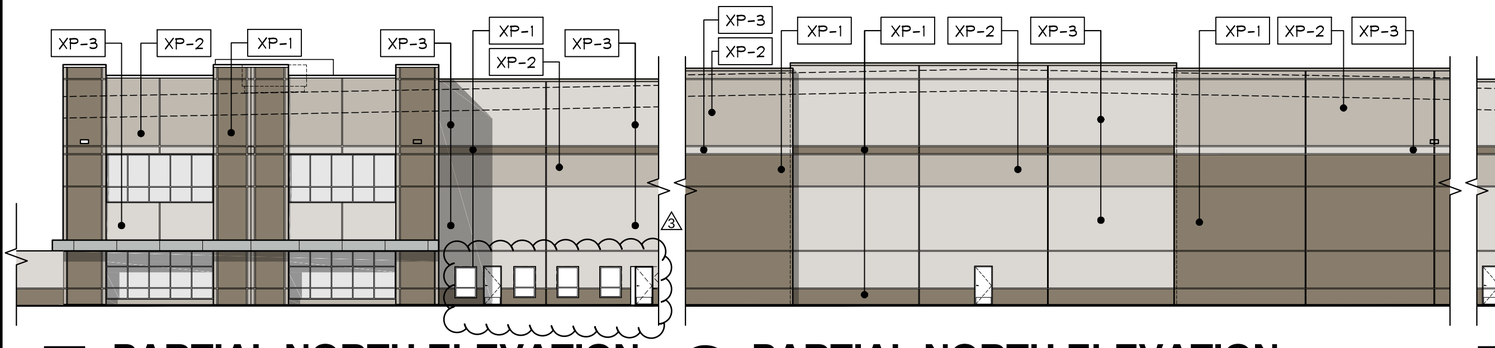
SCALE: 1" = 60'-0"



4 OVERALL EAST ELEVATION

0 30 60 90 120 FEET

SCALE: 1" = 60'-0"



5 PARTIAL NORTH ELEVATION

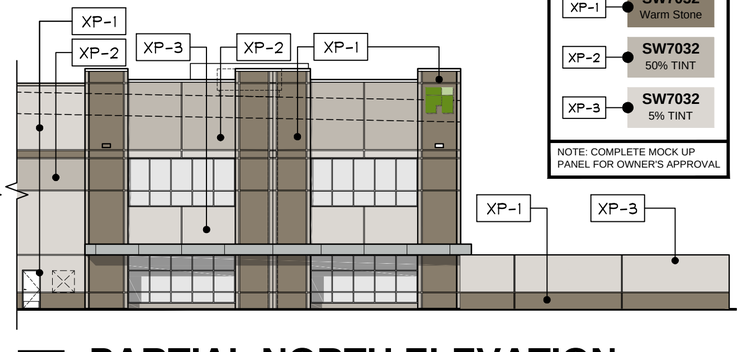
0 10 20 30 40 FEET

SCALE: 1" = 20'-0"

6 PARTIAL NORTH ELEVATION

0 10 20 30 40 FEET

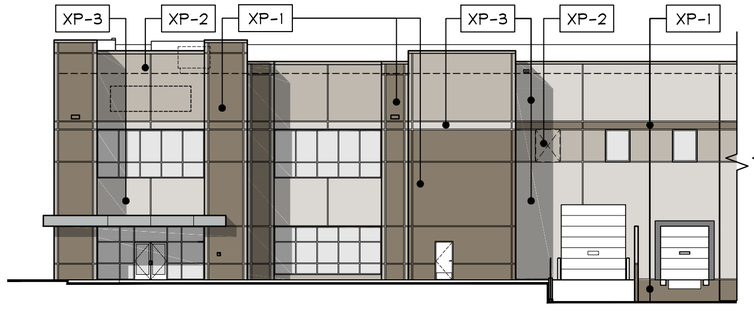
SCALE: 1" = 20'-0"



7 PARTIAL NORTH ELEVATION

0 10 20 30 40 FEET

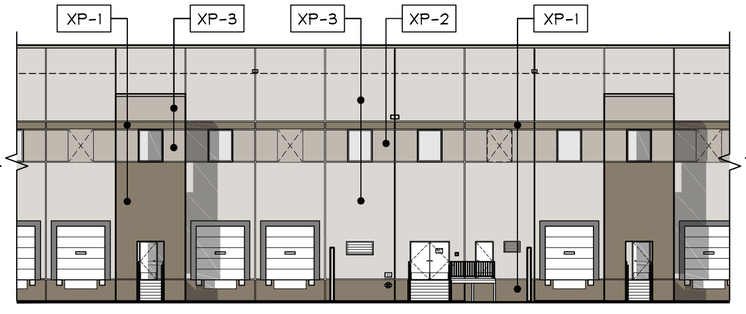
SCALE: 1" = 20'-0"



8 PARTIAL WEST ELEVATION

0 10 20 30 40 FEET

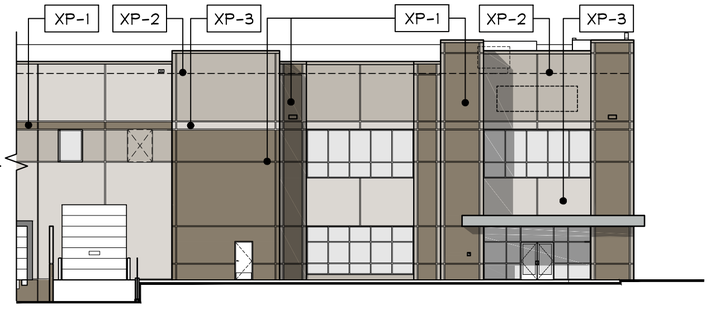
SCALE: 1" = 20'-0"



9 PARTIAL EAST ELEVATION

0 10 20 30 40 FEET

SCALE: 1" = 20'-0"



10 PARTIAL EAST ELEVATION

0 10 20 30 40 FEET

SCALE: 1" = 20'-0"

COLOR LEGEND

XP-1	SW7032 Warm Stone
XP-2	SW7032 50% TINT
XP-3	SW7032 5% TINT

NOTE: COMPLETE MOCK UP PANEL FOR OWNER'S APPROVAL

NO.	REVISION	BY	DATE	APPR
1	INITIAL REVIEW COMMENTS	NI	4/13/18	
2	2ND REVIEW COMMENTS	NI	6/29/18	
3	PROPOSED N. ELEV. REV	WM	12/2/19	

Kimley»Horn

JVB Joseph V. Belluccia, AIA

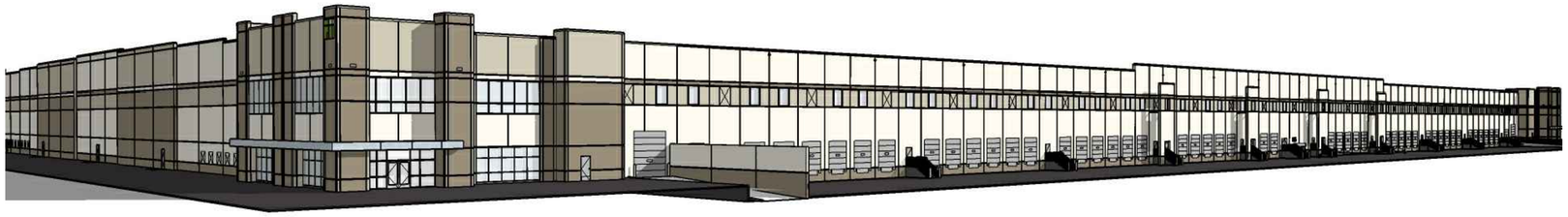
AURORA COMMERCE CENTER - BUILDING D
EXTERIOR ELEVATIONS COLOR SCHEME
CITY OF AURORA, STATE OF COLORADO

DATE: 03/19/2018
DESIGNED BY: NI
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 096583001

SHEET NO. 43

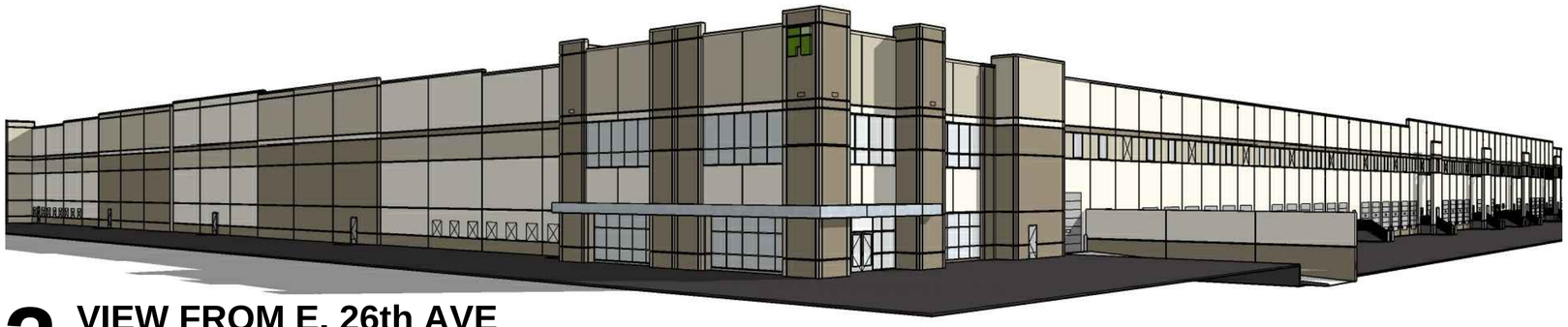
Dwg Name: 16136 ACC CityMtg - Elevations.dwg [28] - Plotted on Jun 13, 2018 - 5:01PM, by jvb-ws-8



1 VIEW FROM E. 26th AVE

FEET

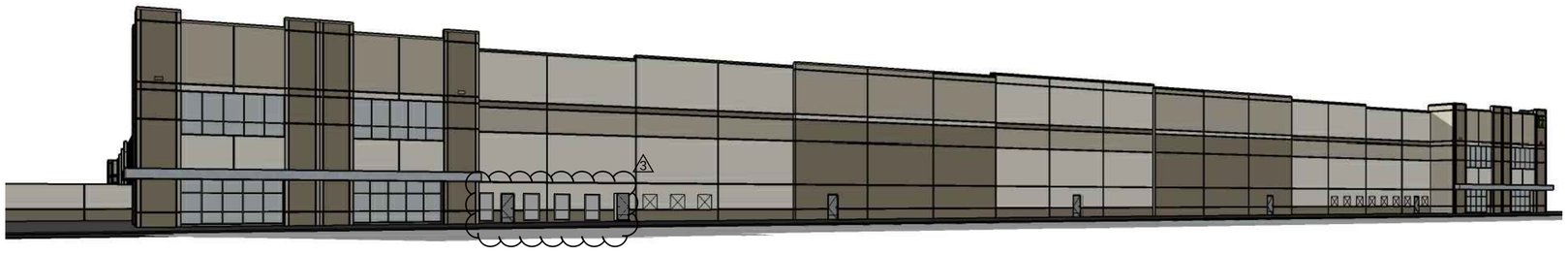
SCALE: N.T.S.



2 VIEW FROM E. 26th AVE

FEET

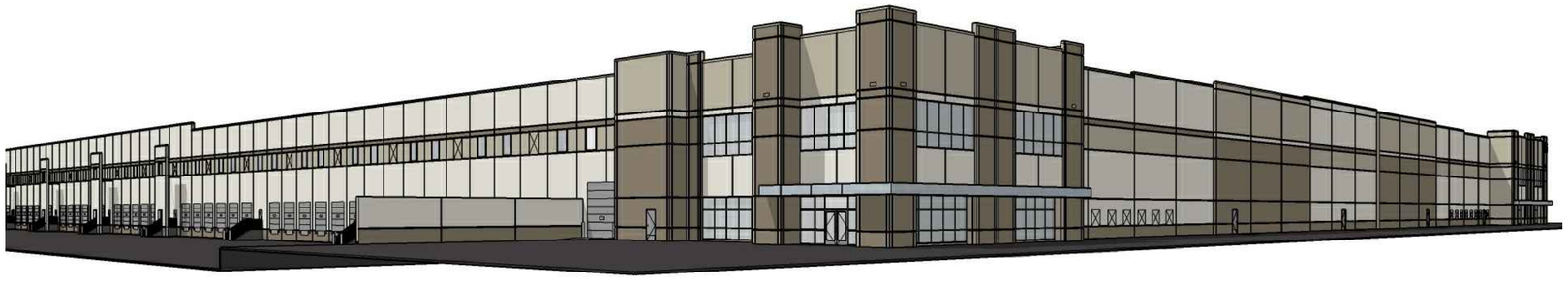
SCALE: N.T.S.



3 VIEW FROM E. 26th AVE

FEET

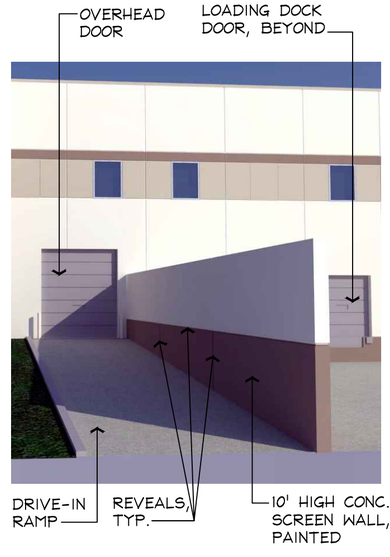
SCALE: N.T.S.



4 VIEW FROM E. 26th AVE

FEET

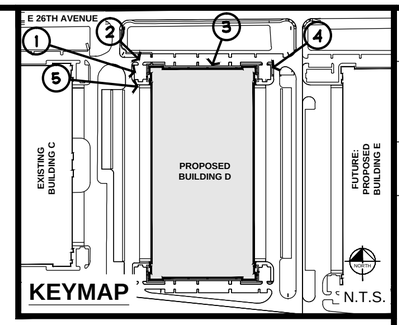
SCALE: N.T.S.



5 SCREEN WALL

FEET

SCALE: N.T.S.



NO.	REVISION	BY	DATE	APPR
3	PROPOSED N. ELEV. REV	WM	12/2/19	
2	2ND REVIEW COMMENTS	NI	6/26/18	
1	INITIAL REVIEW COMMENTS	NI	4/13/18	

Kimley Horn

JVB Joseph V. Belluccia, AIA

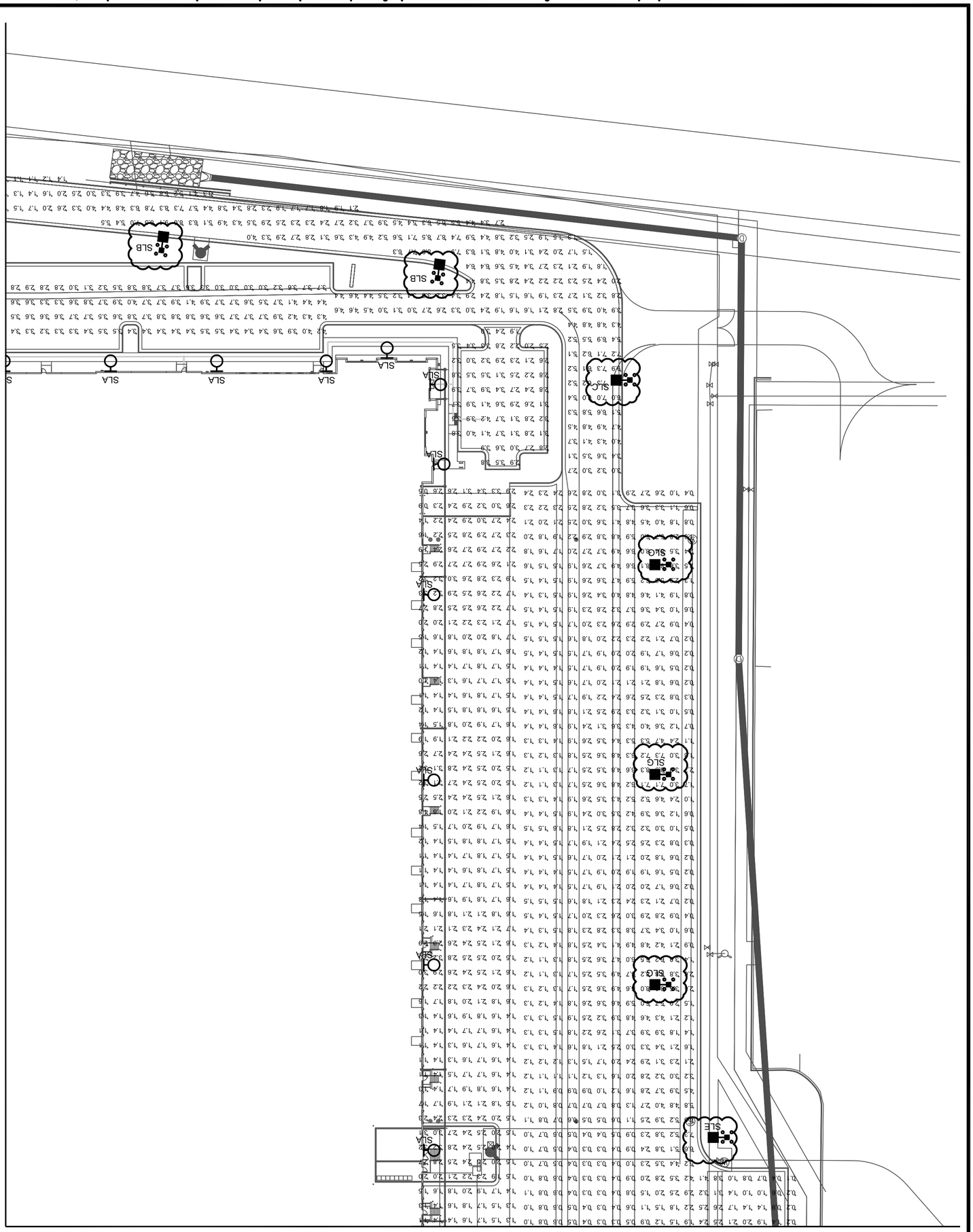
AURORA COMMERCE CENTER - BUILDING D
MASSING STUDY, SCREEN WALL RENDERING
CITY OF AURORA, STATE OF COLORADO

DATE: 03/19/2018
DESIGNED BY: NI
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 096583001

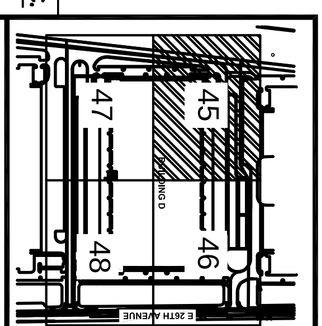
SHEET NO. 44

Dwg Name: 16136 ACC CityMtg - Elevations.dwg [29] - Plotted on Jun 13, 2018 - 5:01PM, by jvb-ws-8



Kraemer Consulting Engineers, PLLC.
Mechanical and Electrical Engineers
2060 West Hampden Ave Dr., Suite 150
Englewood, Colorado 80110-2804
(303) 285-1600
(303) 285-4450 - fax
Job # 14-301

KEYMAP



NOT FOR CONSTRUCTION

50

NORTH

SHEET NO.	FILE NO.	DATE: 03/03/2017	AURORA COMMERCE CENTER - BUILDING D CONTEXTUAL SITE PLAN - MINOR AMENDMENT CITY OF AURORA, STATE OF COLORADO	Kimley Horn
45	PROJECT NO. 096583001	DESIGNED BY: BKM DRAWN BY: CTM CHECKED BY: RJP		

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DRAWING NOTES:

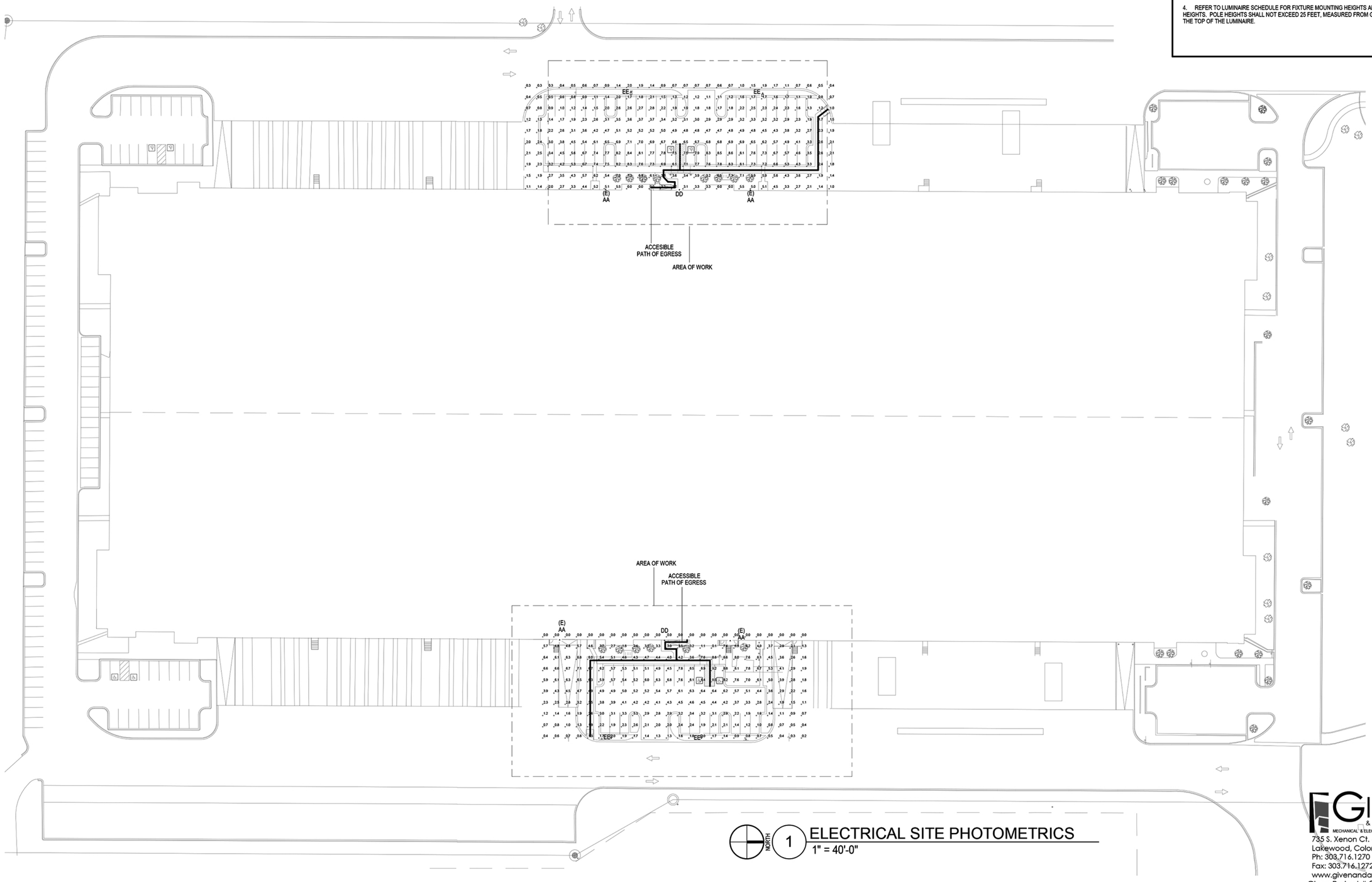
1. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE DOWNCAST AND FULL CUTOFF.

3. ALL EXTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED IN ACCORDANCE WITH 2021 IECC C405.2.6 (OR CURRENTLY ADOPTED IECC VERSION AT TIME OF PERMIT SUBMITTAL). THIS SHALL INCLUDE:

   a. DAYLIGHT SHUTOFF CONTROL SHALL BE PROVIDED BY PHOTO SENSOR OR ASTRONOMICAL LIGHTING TIME CLOCK CONTROL TO TURN LIGHTS OFF DURING DAYLIGHT HOURS.

   b. LIGHTING SETBACK CONTROLS THAT AUTOMATICALLY REDUCE THE TOTAL WATTAGE BY AT LEAST 30% BY SELECTIVELY SWITCHING OFF OR DIMMING LUMINAIRES FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING, OR DURING ANY TIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 15 MINUTES OR MORE.

4. REFER TO LUMINAIRE SCHEDULE FOR FIXTURE MOUNTING HEIGHTS AND POLE HEIGHTS. POLE HEIGHTS SHALL NOT EXCEED 25 FEET, MEASURED FROM GRADE TO THE TOP OF THE LUMINAIRE.



NORTH 1 ELECTRICAL SITE PHOTOMETRICS
1" = 40'-0"

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 24073

REVISIONS

BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	7.31.2024	PLANNING COMMENTS
	9.19.2024	PLANNING COMMENTS

DRAWN
NM

CHECKED
BAB

DESIGNED

FILENAME
TC11635

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

ELECTRICAL SITE PHOTOMETRICS

JOB NO.
TC11635

SCALE
AS SHOWN

DATE
09.19.2024

SHEET
45A

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
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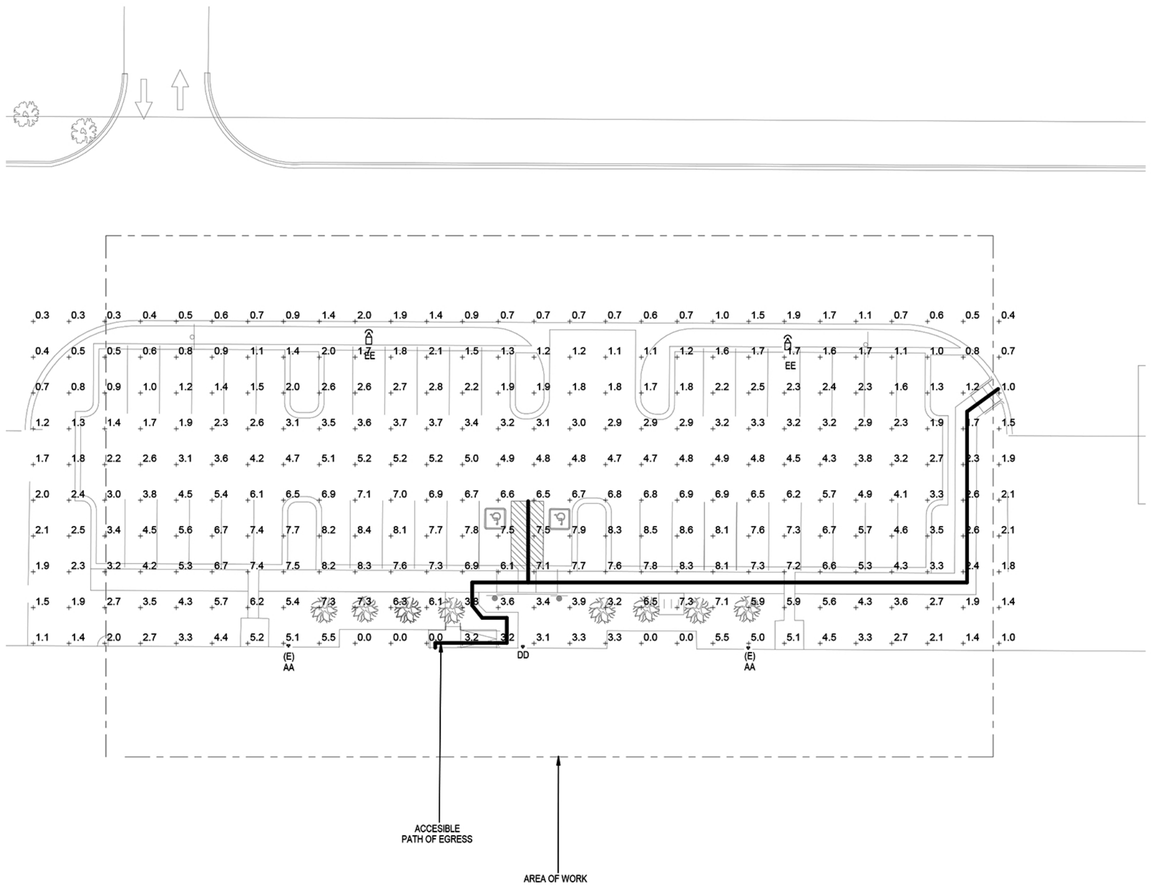
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



NORTH

1 ELECTRICAL SITE PHOTOMETRICS WEST SIDE PARKING
1" = 20'-0"

REVISIONS

BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	7.31.2024	PLANNING COMMENTS
	9.19.2024	PLANNING COMMENTS

DRAWN
NM

CHECKED
BAB

DESIGNED

FILENAME
TC11635

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

ELECTRICAL SITE PHOTOMETRICS WEST SIDE PARKING

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Lakewood, Colorado 80228
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JOB NO.
TC11635

SCALE
AS SHOWN

DATE
09.19.2024

SHEET
45B

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
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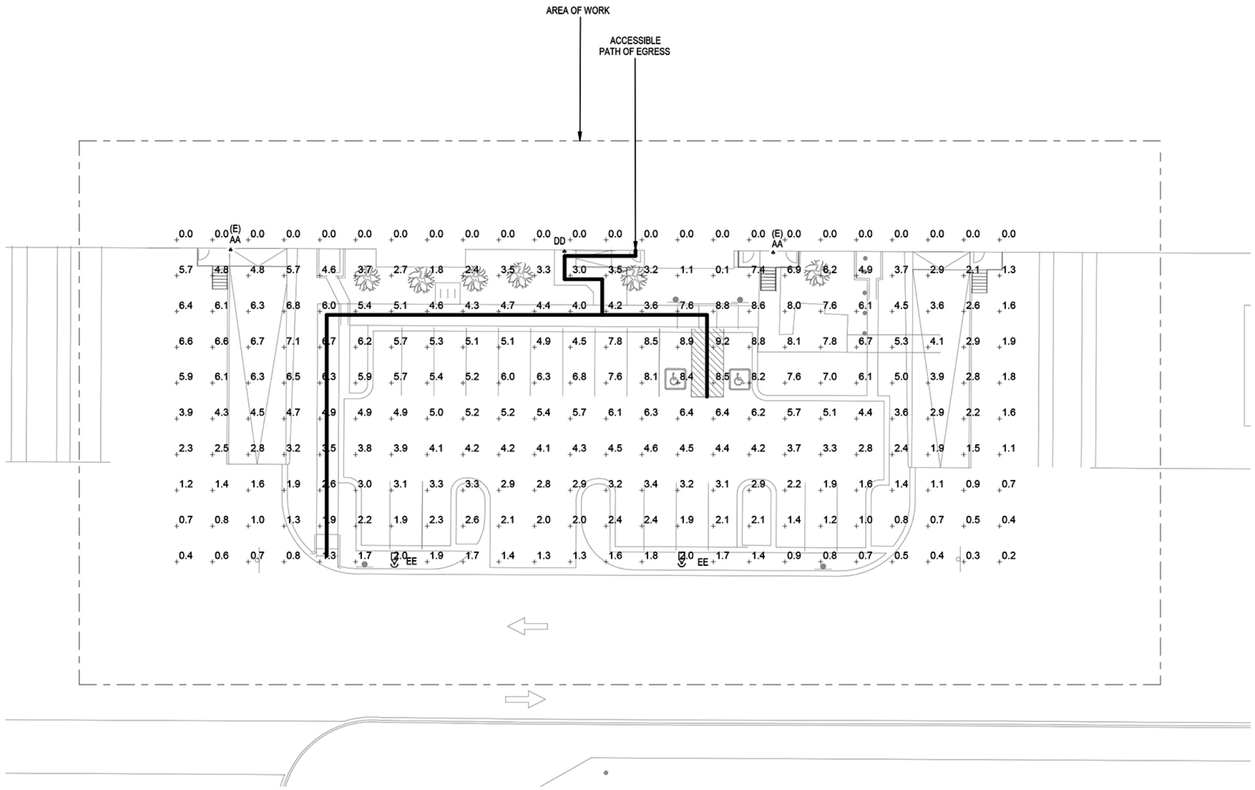
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



NORTH 1 ELECTRICAL SITE PHOTOMETRICS EAST SIDE PARKING
1" = 20'-0"

REVISIONS

BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	7.31.2024	PLANNING COMMENTS
	9.19.2024	PLANNING COMMENTS

DRAWN NM
CHECKED BAB
DESIGNED
FILENAME TC11635

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

ELECTRICAL SITE PHOTOMETRICS EAST SIDE PARKING

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
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Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
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Given Project # 24073

JOB NO. TC11635
SCALE AS SHOWN
DATE 09.19.2024
SHEET 45C

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
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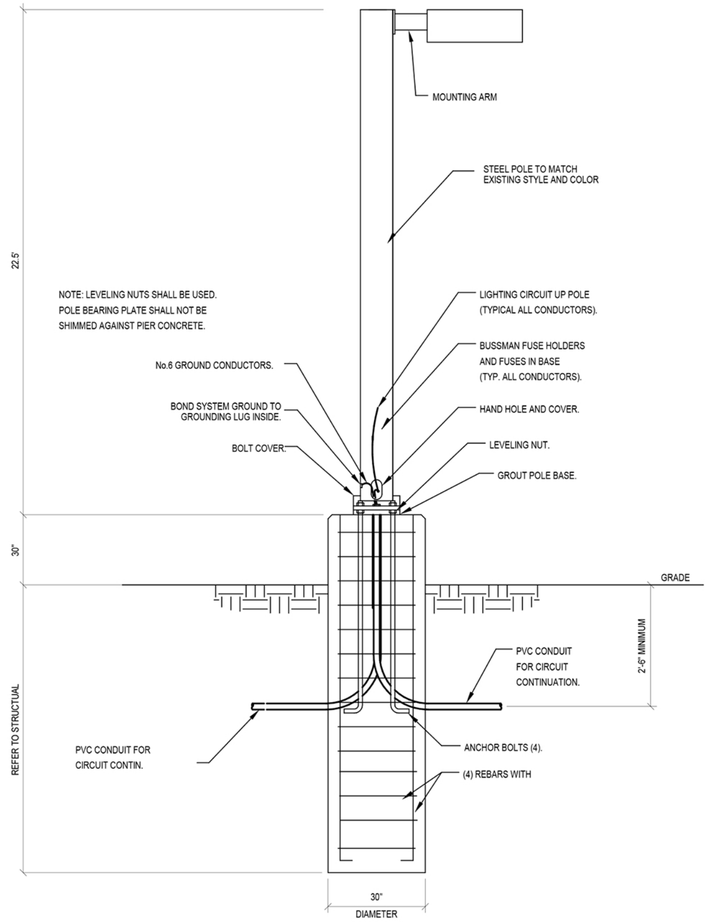
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



1 LIGHT POLE DETAIL - PARKING
NO SCALE

LUMINAIRE SCHEDULE

REMARKS:
1.

TAG	MOUNTING	DESCRIPTION	MANUFACTURER	MODEL	VOLT	LAMP QTY	LAMP WATTS	LAMP SOURCE	LAMP TEMP (K)	LAMP LUMENS	DIMMING	REMARKS
(E) AA	WALL 27'-6" AFG	EXISTING WALL MOUNTED FIXTURE FULL CUTOFF FIXTURE WITH FLAT GLASS LENS, WALL BRACKET, TYPE III DIS, AND BRONZE FINISH.	LSI INDUSTRIES INC	CHH-3-1000-MHR-F-480V-BRZ-BKS-BO-WM-""-BRZ	480 V		1080	METAL HALIDE	4000	86000		
DD	WALL 27'-6" AFG	WALL MOUNTED FIXTURE.	LSI INDUSTRIES INC	MRS-LED-24L-SL-3- -UNV-40-70CRI-BRZ	277 V		160	LED	4000	24000		
EE	POLE, 25 FT AFG	POLE MOUNTED FIXTURE.	LSI INDUSTRIES INC	MRS-LED-9L-SL-3- -UNV-40-70CRI-BRZ	277 V		63	LED	4000	9000		
		22.5 FT POLE ON 30 INCH BASE										

PHOTOMETRIC STATISTICAL SUMMARY

	AVERAGE (FC)	MAX. (FC)	MIN (FC)	MAX/ MIN	AVE/ MIN
PARKING AREA EAST	4.4	9.1	0.9	10.1:1	4.9:1
PUBLIC AREA WEST	4.3	8.5	0.5	17.0:1	8.6:1

NOTES:
- UNIFORMITY RATIOS ARE UNDEFINED WHEN MINIMUM VALUE IS ZERO.

REVISIONS

BY	DATE	DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	7.31.2024	PLANNING COMMENTS
	9.19.2024	PLANNING COMMENTS

DRAWN NM
CHECKED BAB
DESIGNED
FILENAME TC11635

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

SITE LIGHTING DETAILS

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
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Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 24073

JOB NO. TC11635
SCALE AS SHOWN
DATE 09.19.2024
SHEET 45D
5

SITE PLAN AMENDMENT
AURORA COMMERCE CENTER - BUILDING C

22100 EAST 26TH AVENUE
A PART OF BLOCK 1, AURORA COMMERCE CENTER SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

Catalog #: DD Project: 22100 EAST 26TH AVE PHOTOMETRIC
Prepared By: Date:

Mirada Small Area (MRS)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.

Mirada Small Area Light (MRS)

Type:

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRS - Mirada Small Area Light	**LED**	**6L** - 6,000 lms, 39W **9L** - 9,000 lms, 63W **12L** - 12,000 lms, 86W **15L** - 15,000 lms, 111W **18L** - 18,000 lms, 135W **24L** - 24,000 lms, 169W **30L** - 30,000 lms, 209W[1] Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **5W** - Type 5 Wide **FT** - Forward Throw **LC** - Left Corner **RC** - Right Corner	**(Blank)** - standard **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (1-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT	**70CRI** - 70 CRI	**(Blank)** - None **Wireless Controls Sockets** **ALC** - DuraTek Wireless Control System **ALSC2** - Aurora Synapse Control System with 12-20' Mtg Motion Sensor[4] **ALSC3A** - Aurora Synapse Control System with 21-40' Mtg Motion Sensor[4] **ALBMSS1B** - Aurora Blue Long Range Wireless Motion & Photo Sensor Controller (9-15' Mtg)[3,4] **ALBMSS2B** - Aurora Blue Long Range Wireless Motion & Photo Sensor Controller (16-40' Mtg)[3,4] **Stand-Alone Controls** **EXT** - 0-10V Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41 **IMSBT1** - Integral Bluetooth™ Motion and Photocell Sensor (9-24' Mtg)[3] **IMSBT2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' Mtg)[3]	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** - Integral Half Louver (Moderate Spill Light Cutoff)[3] **IL** - Integral Louver (Sharp Spill Light Cutoff)[3]

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

Accessory Ordering Information[5]

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	1225180
AirLink 5 Pin Twist Lock Controller	661409
AirLink 7 Pin Twist Lock Controller	661410
Shorting Cap for use with CR7P	149528

FUSING OPTIONS[7]	
Description	**Order Number**
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS	
3" External Shield	See Shielding Guide
6" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Control devices or shorting cap must be ordered separately. See Accessory Ordering Information.
4. Motion sensors are field configurable via the CR.app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
8. ALSC, ALB, and IMSBT not available with SIL Fit.

Mirada Small Area Light (MRS)

Type:

Have questions? Call us at (800) 436-7800

PHOTOMETRICS

Back to Quick Links

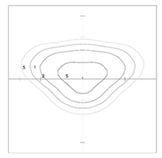
Luminaire photometry has been conducted by an accredited laboratory in accordance with IESNA LM-79. As specified by IESNA LM-79 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

MRS-LED-18L-SIL-2-40-70CRI

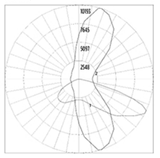
Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,512
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2831	16%
Medium (30-60)°	10,061	59%
High (60-80)°	4,098	24%
Very High (80-90)°	164	1%
Uplight (90-180)°	0	0%
Total Flux	17,512	100%

ISO Footcandle



Polar Curve



20' Mounting Height / 20' Grid Spacing
1.0 FC 2.0 FC 1.0 FC 0.5 FC

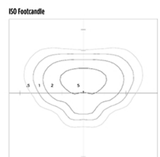
Vertical Plane Horizontal Cone

MRS-LED-18L-SIL-3-40-70CRI

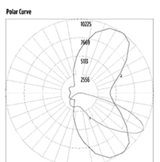
Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,487
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18477	100%

ISO Footcandle



Polar Curve



20' Mounting Height / 20' Grid Spacing
1.0 FC 2.0 FC 1.0 FC 0.5 FC

Vertical Plane Horizontal Cone

Catalog #: EE Project:
Prepared By: Date:

Mirada Small Area (MRS)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.

Mirada Small Area Light (MRS)

Type:

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRS - Mirada Small Area Light	LED	6L - 6,000 lms, 39W 9L - 9,000 lms, 63W 12L - 12,000 lms, 86W 15L - 15,000 lms, 111W 18L - 18,000 lms, 135W 24L - 24,000 lms, 169W 30L - 30,000 lms, 209W[1] Custom Lumen Packages[1]	SIL - Silicone	2 - Type 2 3 - Type 3 4 - Type 4 5W - Type 5 Wide FT - Forward Throw LC - Left Corner RC - Right Corner	(Blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (1-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT	70CRI - 70 CRI	(Blank) - None Wireless Controls Sockets ALC - DuraTek Wireless Control System ALSC2 - Aurora Synapse Control System with 12-20' Mtg Motion Sensor[4] ALSC4 - Aurora Synapse Control System with 21-40' Mtg Motion Sensor[4] ALBMSS1B - Aurora Blue Long Range Wireless Motion & Photo Sensor Controller (9-15' Mtg)[3,4] ALBMSS2B - Aurora Blue Long Range Wireless Motion & Photo Sensor Controller (16-40' Mtg)[3,4] Stand-Alone Controls EXT - 0-10V Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (9-24' Mtg)[3] IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' Mtg)[3]	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Half Louver (Moderate Spill Light Cutoff)[3] IL - Integral Louver (Sharp Spill Light Cutoff)[3]

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

Accessory Ordering Information[5]

CONTROLS ACCESSORIES	
Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	1225180
AirLink 5 Pin Twist Lock Controller	661409
AirLink 7 Pin Twist Lock Controller	661410
Shorting Cap for use with CR7P	149528

FUSING OPTIONS[7]	
Description	Order Number
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS	
3" External Shield	See Shielding Guide
6" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distributions.
3. Control devices or shorting cap must be ordered separately. See Accessory Ordering Information.
4. Motion sensors are field configurable via the CR.app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
8. ALSC, ALB, and IMSBT not available with SIL Fit.

Mirada Small Area Light (MRS)

Type:

Have questions? Call us at (800) 436-7800

PHOTOMETRICS

Back to Quick Links

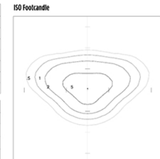
Luminaire photometry has been conducted by an accredited laboratory in accordance with IESNA LM-79. As specified by IESNA LM-79 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

MRS-LED-18L-SIL-2-40-70CRI

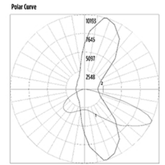
Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,512
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2831	16%
Medium (30-60)°	10,061	59%
High (60-80)°	4,098	24%
Very High (80-90)°	164	1%
Uplight (90-180)°	0	0%
Total Flux	17,512	100%

ISO Footcandle



Polar Curve



20' Mounting Height / 20' Grid Spacing
1.0 FC 2.0 FC 1.0 FC 0.5 FC

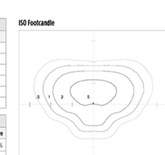
Vertical Plane Horizontal Cone

MRS-LED-18L-SIL-3-40-70CRI

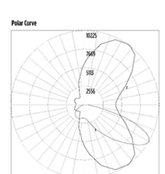
Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,487
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18477	100%

ISO Footcandle



Polar Curve



20' Mounting Height / 20' Grid Spacing
1.0 FC 2.0 FC 1.0 FC 0.5 FC

Vertical Plane Horizontal Cone

BY	DATE	REVISIONS DESCRIPTION
	4.26.2024	SITE PLAN AMENDMENT
	7.31.2024	PLANNING COMMENTS
	9.19.2024	PLANNING COMMENTS

DRAWN NM
CHECKED BAB
DESIGNED
FILENAME TC11635

AURORA COMMERCIAL CENTER - BUILDING C
SITE PLAN AMMENDMENT

ELECTRICAL SITE PHOTOMETRICS CUT SHEETS

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 24073

JOB NO. TC11635
SCALE AS SHOWN
DATE 09.19.2024
SHEET 45E

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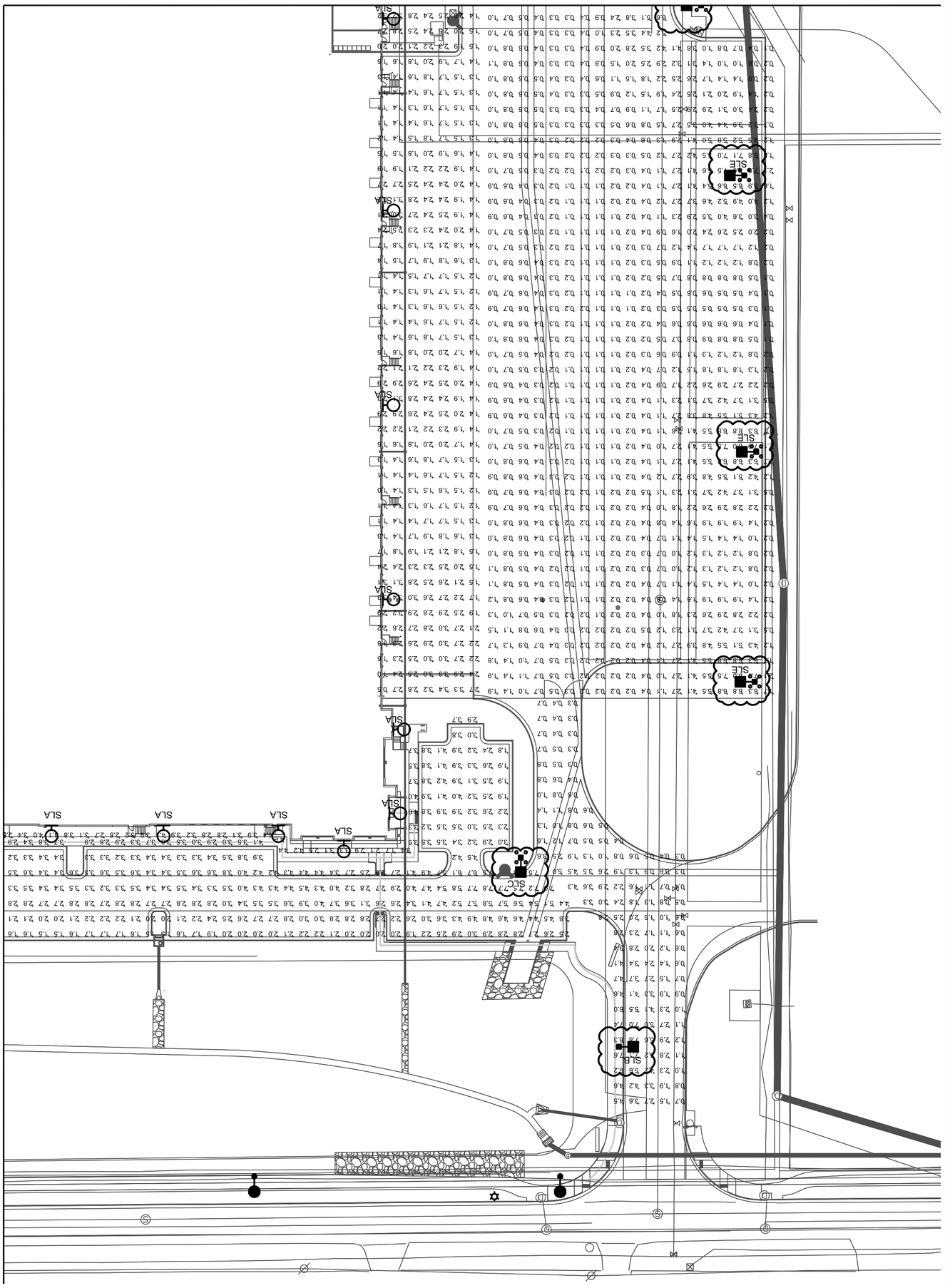

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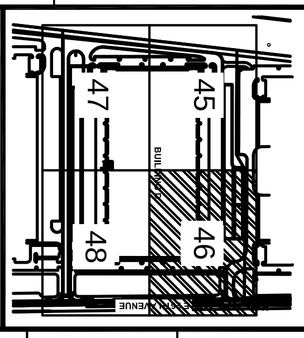
JOB # 19-301

KEYMAP



NOT FOR CONSTRUCTION

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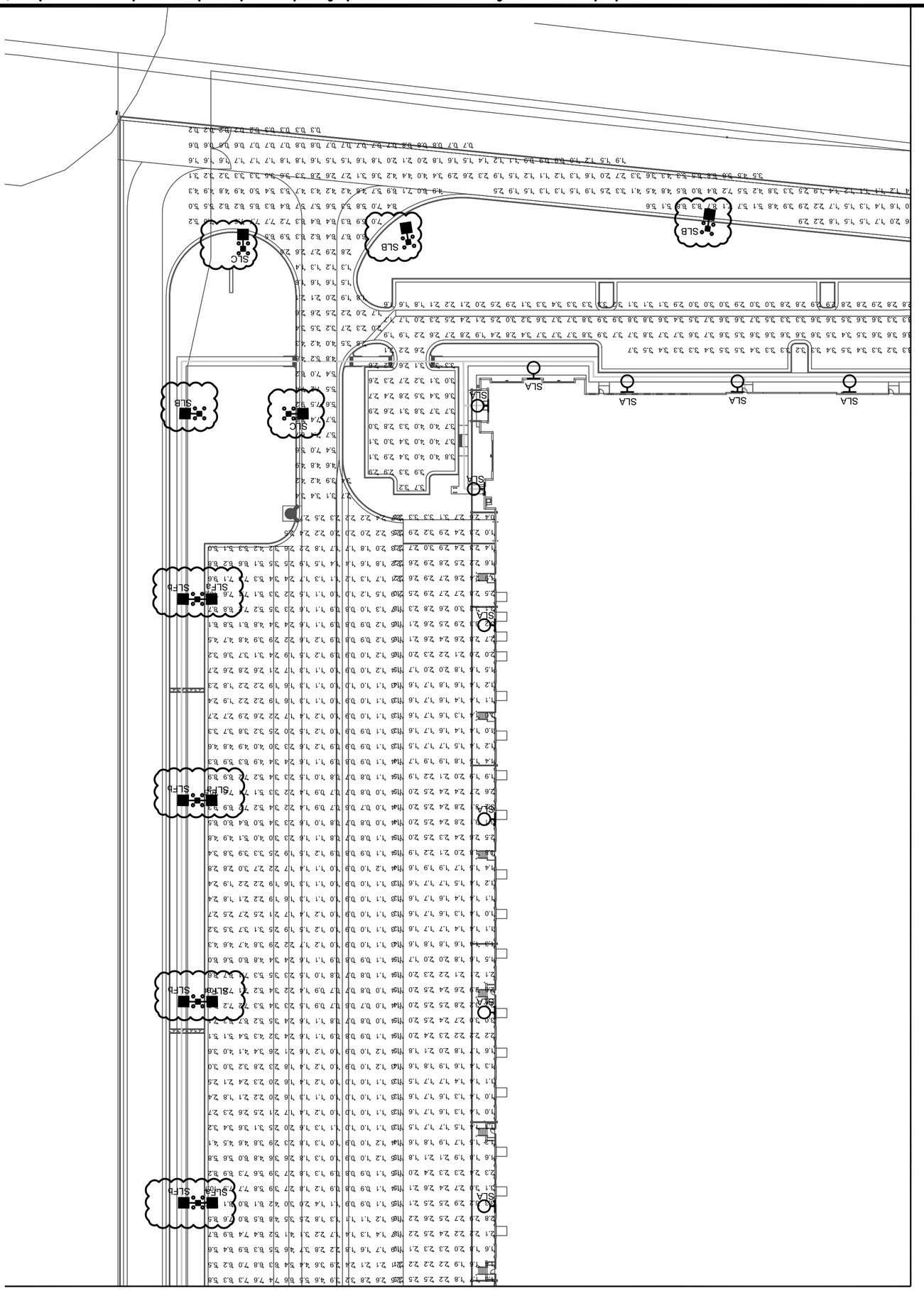
NORTH

SHEET NO. 46	FILE NO.	DATE: 03/03/2017	**AURORA COMMERCE CENTER - BUILDING D** **CONTEXTUAL SITE PLAN - MINOR AMENDMENT** CITY OF AURORA, STATE OF COLORADO
	PROJECT NO. 096583001	DESIGNED BY: BKM DRAWN BY: CTM CHECKED BY: RJP	Kimley Horn



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2050 West Hampden Ave., Suite 150
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(303) 285-4850 - fax
(622) 285-4850
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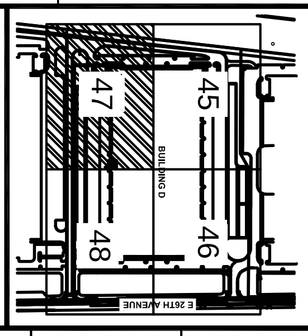

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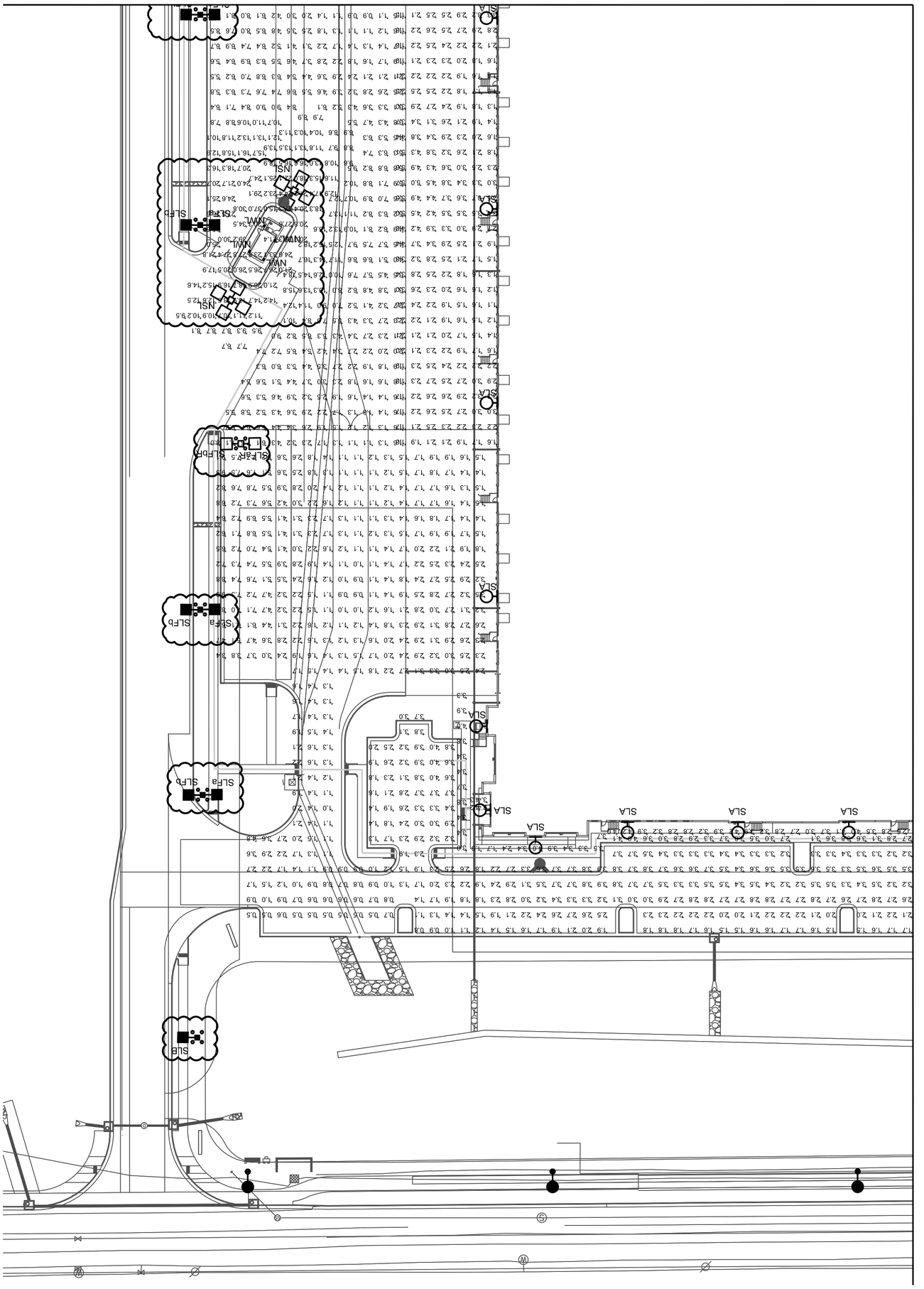
SHEET NO. 47	FILE NO.	DATE: 03/03/2017	**AURORA COMMERCE CENTER - BUILDING D** **CONTEXTUAL SITE PLAN - MINOR AMENDMENT** CITY OF AURORA, STATE OF COLORADO	Kimley Horn
	PROJECT NO. 096583001	DESIGNED BY: BKM DRAWN BY: CTM CHECKED BY: RJP		



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JOB # 19-301

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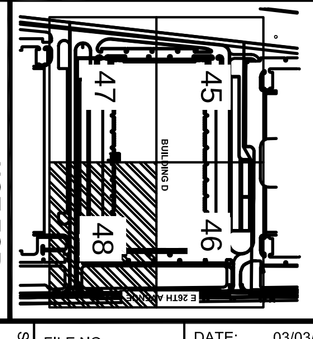

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SHEET NO. 48	FILE NO.	DATE: 03/03/2017	AURORA COMMERCE CENTER - BUILDING D CONTEXTUAL SITE PLAN - MINOR AMENDMENT CITY OF AURORA, STATE OF COLORADO	Kimley Horn	
	PROJECT NO. 096583001	DESIGNED BY: BKM DRAWN BY: CTM CHECKED BY: RJP			

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3

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	SLA	38	DSX2 LED P3 40K TFTM MVOLT	EXISTING WALL PACK AT 30' AFG	LED	SLA-DSX2_LED_P3_40K_TFTM_MVOLT.ies	Absolute	0.85	217
	SLB	7	DSX2 LED P8 40K T2M MVOLT	EXISTING POLE LIGHT AT 25' AFG	LED	SLB_DSX2_LED_P8_40K_T2M_MVOLT.ies	Absolute	0.85	431
	SLC	4	DSX2 LED P8 40K T3M MVOLT	EXISTING POLE LIGHT AT 25' AFG	LED	SLC_DSX2_LED_P8_40K_T3M_MVOLT.ies	Absolute	0.85	431
	SLE	4	DSX2 LED P8 40K T4M MVOLT HS	EXISTING POLE LIGHT AT 25' AFG	LED	SLE_DSX2_LED_P8_40K_T4M_MVOLT_HS.ies	Absolute	0.85	431
	SLFa	7	DSX2 LED P8 40K TFTM MVOLT	EXISTING POLE LIGHT AT 25' AFG	LED	SLF1_DSX2_LED_P8_40K_TFTM_MVOLT.ies	Absolute	0.85	431
	SLFb	7	DSX2 LED P8 40K T2M MVOLT	EXISTING POLE LIGHT AT 25' AFG	LED	SLF2_DSX2_LED_P8_40K_T2M_MVOLT.ies	Absolute	0.85	431
	SLG	3	DSX2 LED P8 40K T4M MVOLT	EXISTING POLE LIGHT AT 25' AFG	LED	SLG_DSX2_LED_P8_40K_T4M_MVOLT.ies	Absolute	0.85	431
	SLFaR	1	DSX2 LED P8 40K TFTM MVOLT	RELOCATED POLE LIGHT AT 25' AFG	LED	SLF1_DSX2_LED_P8_40K_TFTM_MVOLT.ies	Absolute	0.85	431
	SLFbR	1	DSX2 LED P8 40K T2M MVOLT	RELOCATED POLE LIGHT AT 25' AFG	LED	SLF2_DSX2_LED_P8_40K_T2M_MVOLT.ies	Absolute	0.85	431
	NSL	2	DSX2 LED P8 40K TFTM 480 LITHONIA PER DLL480F 1.5 CUL JU WITH PHOTOCELL	NEW POLE LIGHT AT 25' AFG	LED	SLF1_DSX2_LED_P8_40K_TFTM_MVOLT.ies	Absolute	0.85	1724
	NWL	4	WST LED P3 40K VF 120 PE LITHONIA WITH PHOTOCELL	NEW WALL LIGHT COORDINATE WITH GUARD HOUSE MANUFACTURER	LED	WST_LED_P3_40K_VF_MVOLT.ies	Absolute	0.85	50

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DOCK DOORS-60' OUT (1.5FC)	+	2.0 fc	3.4 fc	0.5 fc	6.8:1	4.0:1
DOCK DOORS-60' OUT (1.5FC)	+	2.2 fc	5.7 fc	0.4 fc	14.3:1	5.5:1
DRIVE (1.0FC)	+	2.2 fc	8.3 fc	0.3 fc	27.7:1	7.3:1
DRIVE (1.0FC)	+	3.8 fc	9.9 fc	0.2 fc	49.5:1	19.0:1
GUARD HOUSE-70' OUT (10FC)	+	17.5 fc	39.2 fc	6.7 fc	5.9:1	2.6:1
MAIN ENTRY-10' OUT (10FC)	+	3.8 fc	4.3 fc	3.4 fc	1.3:1	1.1:1
PARKING (1.5FC)	+	3.2 fc	4.2 fc	1.9 fc	2.2:1	1.7:1
PARKING (1.5FC)	+	2.9 fc	9.8 fc	0.5 fc	19.6:1	5.8:1
PARKING (1.5FC)	+	3.3 fc	4.4 fc	1.6 fc	2.8:1	2.1:1
TRUCK COURT (0.5FC)	+	3.7 fc	27.5 fc	0.6 fc	45.8:1	6.2:1
TRUCK COURT (0.5FC)	+	1.7 fc	8.9 fc	0.1 fc	89.0:1	17.0:1
WALKWAY (3.0FC)	+	3.4 fc	4.6 fc	1.7 fc	2.7:1	2.0:1

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NORTH

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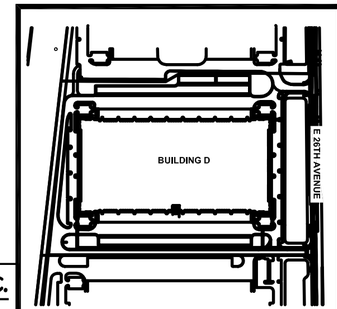


KEYMAP

NOT FOR CONSTRUCTION

Kimley Horn

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 49

D-Series Size 2

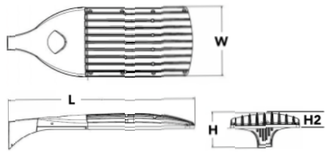
LED Area Luminaire

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

EPA:	1.1 ft² (0.10 m²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height 1:	7-1/4" (18.4 cm)
Height 2 (max):	3.5"
Weight:	36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

A+Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics**[1] P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short; T2S Type II Short; T2M Type II Medium; T3S Type III Short; T3M Type III Medium; T4M Type IV Medium; TFTM Forward Throw Medium; T5VS Type V Very Short; T5S Type V Short; T5M Type V Medium; T5W Type V Wide; BLC Backlight control[2]; LCCO Left corner cutoff[2]; RCCO Right corner cutoff[2]	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4] 480[4]	**Shipped included** SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor[5]; RPUMBA Round pole universal mounting adaptor[5] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[6]

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
NLTAIR2	nLight AIR generation 2 enabled[7]	HS	House-side shield[15]	DBLXD	Black
PIRHN	Network, Bi-Level motion/ambient sensor[8]	SF	Single fuse (120, 277, 347V)[4]	DNAXD	Natural aluminum
PER	NEMA twist-lock receptacle only (no controls)[9]	DF	Double fuse (208, 240, 480V)[4]	DWHXD	White
PER5	Five-wire receptacle only (no controls)[9,10]	L90	Left rotated optics[1]	DD3TXD	Textured dark bronze
PER7	Seven-wire receptacle only (no controls)[9,10]	R90	Right rotated optics[1]	DBLBXD	Textured black
DMG	0-10V dimming extend out back of housing for external control (no controls)[11]	**Shipped separately**		DNATXD	Textured natural aluminum
DS	Dual switching[12,13]	BS	Bird spikes[16]	DWHGXD	Textured white
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc	EGS	External glare shield[16]		
FAO	Field Adjustable Output[14]				

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WST LED

Architectural Wall Sconce

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements

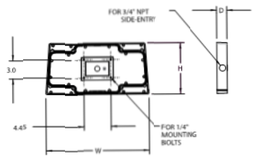
Specifications

Luminaire

Height:	8-1/2" (21.59 cm)
Width:	17" (43.18 cm)
Depth:	10-3/16" (25.9 cm)
Weight:	20 lbs (9.1 kg)

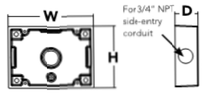
Optional Back Box (PBBW)

Height:	8.49" (21.56 cm)
Width:	17.01" (43.21 cm)
Depth:	1.70" (4.32 cm)



Optional Back Box (BBW)

Height:	4" (10.2 cm)
Width:	5-1/2" (14.0 cm)
Depth:	1-1/2" (3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provice consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

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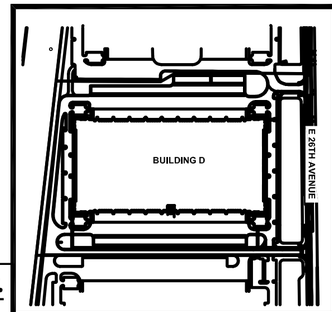
3

NORTH

50



KEYMAP

NOT FOR CONSTRUCTION

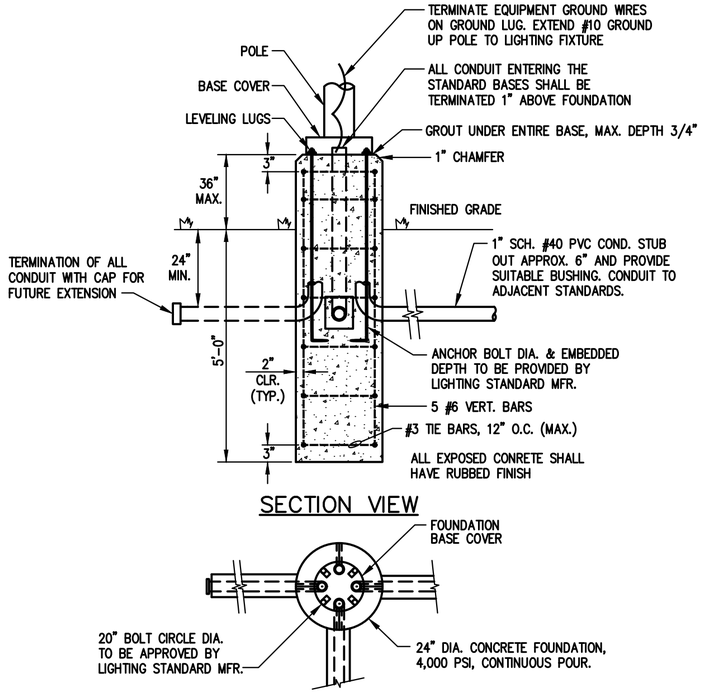
Kraemer Consulting Engineers, PLLC.
Mechanical and Electrical Engineers
2050 West Whispering Wind Dr., Suite 158
Phoenix, Arizona 85085-2864
(602) 285-1661
(602) 285-9450 - fax
JOB # 19-301

Kimley Horn

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO

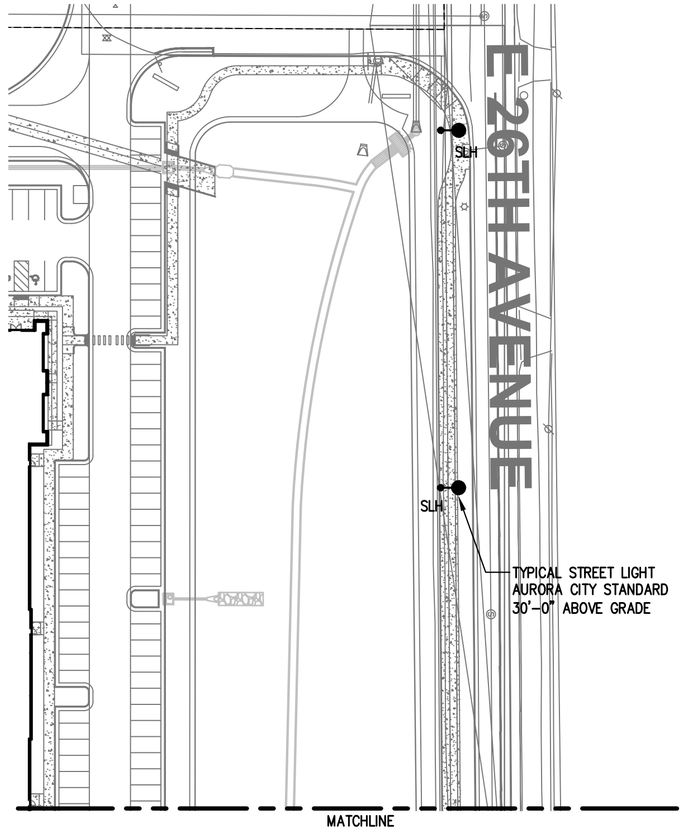
DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP
FILE NO.
PROJECT NO. 096583001
SHEET NO. 50

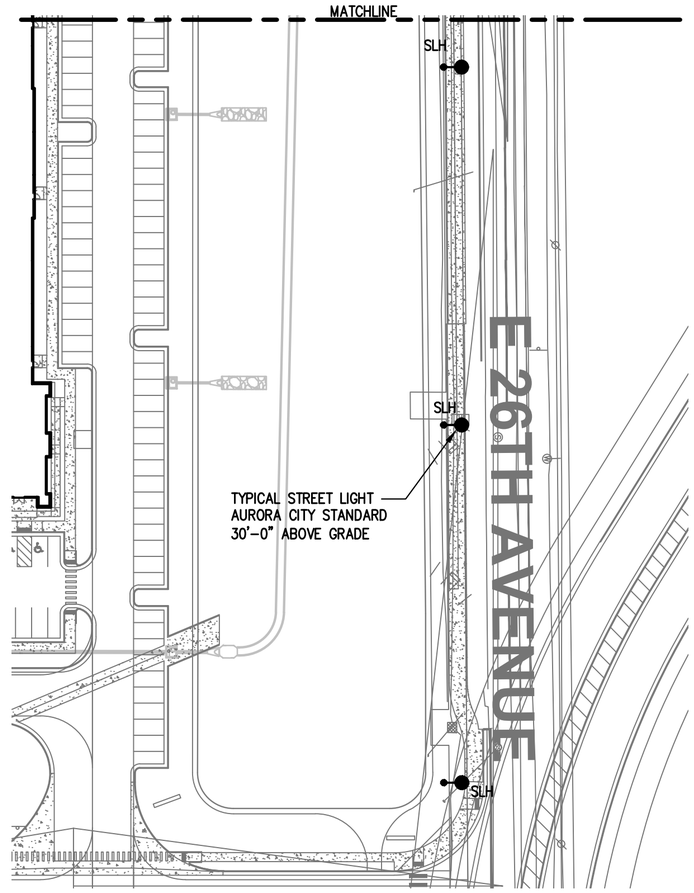
T:\Projects\2019\19-301 AMAZON DEN7 XLFC-DENVER, CO\A. PHASE - 1\DRAWINGS\ELECT\00-site package\Den7 CSP_SL_011520.dwg John Krell 1/15/2020 1:26 PM



LIGHTING STANDARD – FOUNDATION DETAIL

NO SCALE





PARTIAL SITE PLAN – STREET LIGHTING

SCALE: 1"=60'-0"

NORTH

ELECTRICAL SYMBOL LIST

EXTERIOR POLE MOUNTED LIGHTING STANDARD – SINGLE HEAD

SITE LIGHTING FIXTURE SCHEDULE

				LAMPS				
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	NO.	TYPE	VOLTS	MOUNTING	REMARKS
SLH	SINGLE COBRA HEAD TYPE POLE MOUNTED LED ROADWAY LIGHT WITH TYPE 3 OPTICS	PHILIPS–LUMEC	RFM–108W48LED3K–G2–R3M–UNV–RCDY–GY3	–	LED (108 WATTS)	120	POLE MOUNTING 30'–0" AB. GRADE	NOTES 1, 2, 3

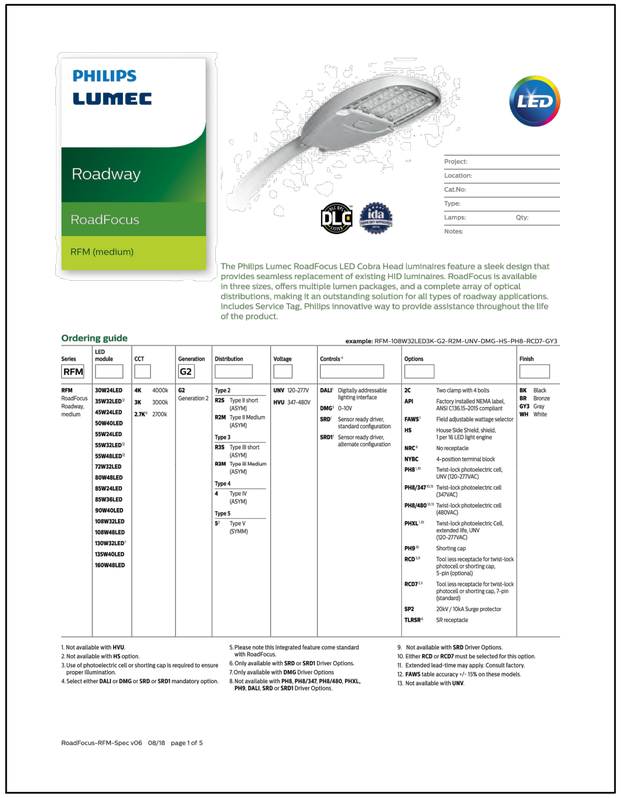
NOTES:
1. POLE TO BE MOUNTED ON A CONCRETE BASE EXTENDING 4" ABOVE FINISHED GRADE
2. SPECIFIED FIXTURE IS PER CITY OF AURORA STANDARDS
3. FIXTURE TO BE MOUNTED ON A 4' TAPERED SINGLE TUBE UNSWEPT ARM WITH 2" PIPE SIZE AND ROUND GALVANIZED STEEL POLE

PANEL *A* *100A M.C.B.* 1Ø 3W 60Hz *240 /120V* TOTAL POLES *12*

MOUNTING: *SURFACE* MIN. A.I.C. RATING: *22000*

CIR. NO.	Breaker Poles	Breaker Amps	Load (kVA)	Remarks	Wire Size	Conduit	Bus Load A	Bus Load B	Conduit	Wire Size	Remarks	Load (kVA)	Breaker Amps	Breaker Poles	CIR. NO.
1	1	20	1.33	Street Lighting	2#12, 1#12G.	3/4"	1.33				Space	0.00		1	2
3	1	20	0.20	Duplex Receptacle	2#12, 1#12G.	3/4"		0.20			Space	0.00		1	4
5	1		0.00	Space			0.00				Space	0.00		1	6
7	1		0.00	Space				0.00			Space	0.00		1	8
9	1		0.00	Space			0.00				Space	0.00		1	10
11	1		0.00	Space				0.00			Space	0.00		1	12
							1.33	0.20							

CONNECTED LOAD: 6.38 A



LIBERTY ENGINEERING INC.
CIVIL•STRUCTURAL•MECHANICAL•ELECTRICAL
7150 WINDSOR DR., SUITE 5
ALLENTOWN, PA 18106
484-223-1761 FAX:484-223-1768
EMAIL: INFO@LIBERTYENGR.COM
WWW.LIBERTYENGR.COM

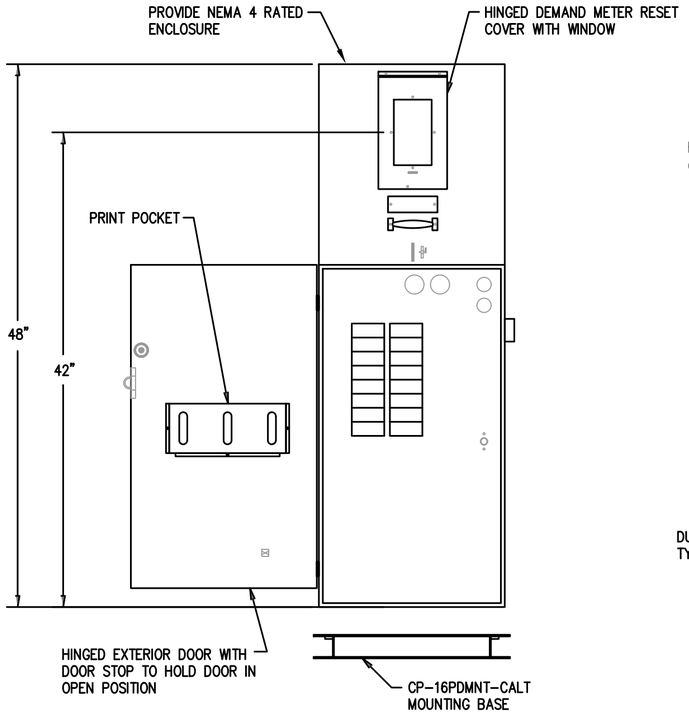
Kimley»Horn
JVB Joseph V. Belluccia, AIA

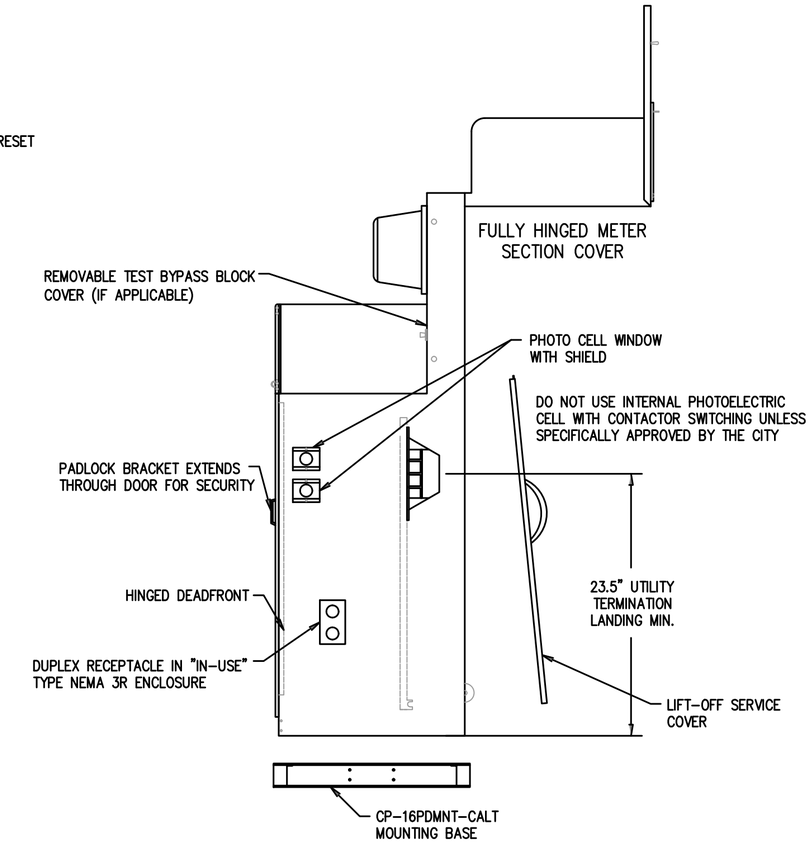
AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO

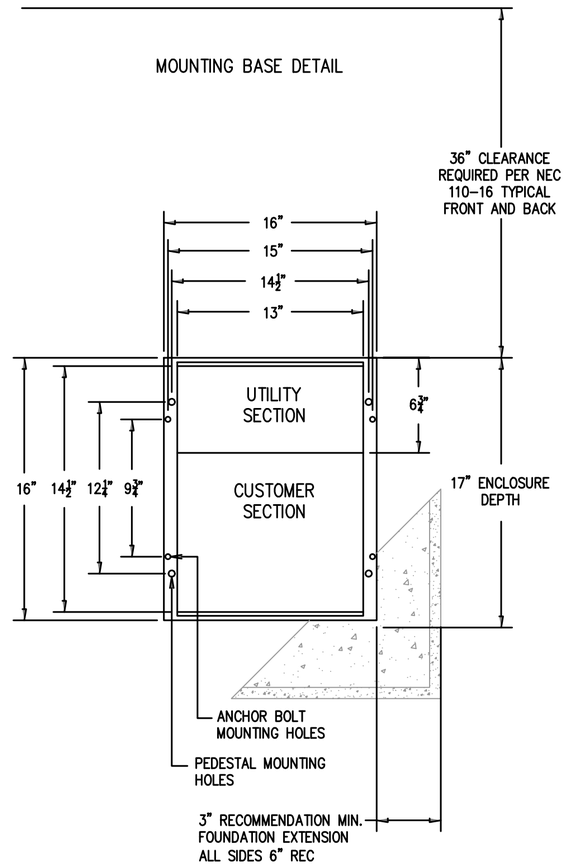
DATE: 03/03/2017
DESIGNED BY: KSM
DRAWN BY: KSM
CHECKED BY: ESC
FILE NO.
PROJECT NO. 096583001

SHEET NO. 51

O:\ACTIVE PROJECTS\2017 ACTIVE PROJECTS\1747-Aurora Bldg D Fit-out\DRAWINGS\elec\Site Lighting for Civil\18x24 Set\SL-1_sheet 35.dwg Kevin Mengel 9/20/2018 9:06 AM





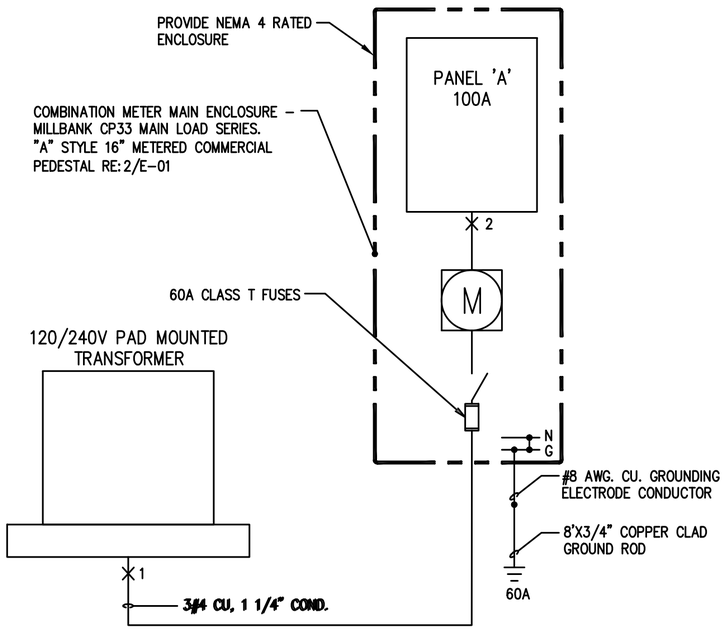


PAD MOUNT BASE DETAIL

NO SCALE

NOTES:

1. (4) 5/8-11 X 18" ANCHOR BOLTS RECOMMENDED.
2. PER CITY STANDARD



SINGLE LINE DIAGRAM

NO SCALE

LIBERTY ENGINEERING INC.
CIVIL•STRUCTURAL•MECHANICAL•ELECTRICAL

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ALLENTOWN, PA 18106
484-223-1761 FAX:484-223-1768

EMAIL: INFO@LIBERTYENGR.COM
WWW.LIBERTYENGR.COM

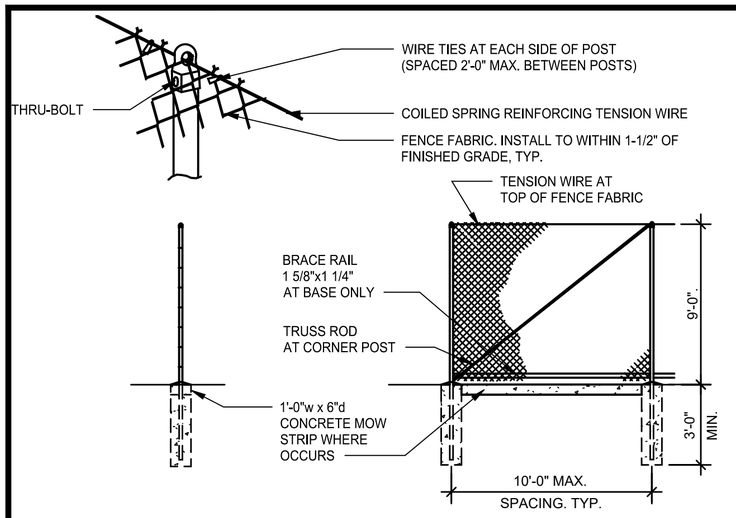
Kimley»Horn JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
SITE PLAN
CITY OF AURORA, STATE OF COLORADO

DATE:	03/03/2017
DESIGNED BY:	KSM
DRAWN BY:	KSM
CHECKED BY:	ESC
FILE NO.	
PROJECT NO.	096583001

SHEET NO. 52

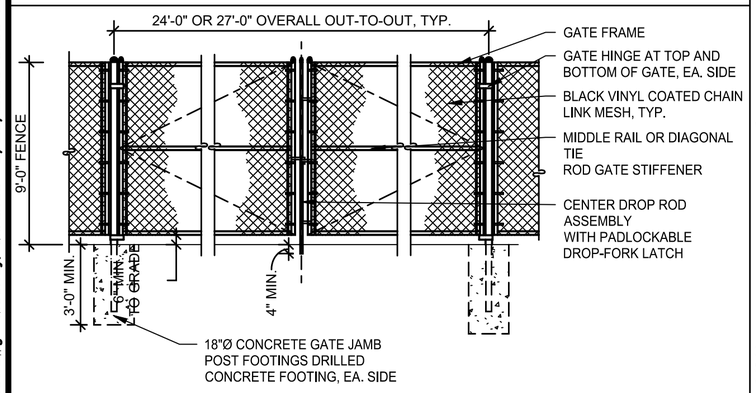
O:\ACTIVE PROJECTS\2017 ACTIVE PROJECTS\1747-Aurora Bldg D Fit-out\DRAWINGS\elec\Site Lighting for Civil\18x24 Set\SL-2_sheet 36.dwg Kevin Mengel 9/20/2018 9:06 AM



CHAIN LINK FENCE

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

1

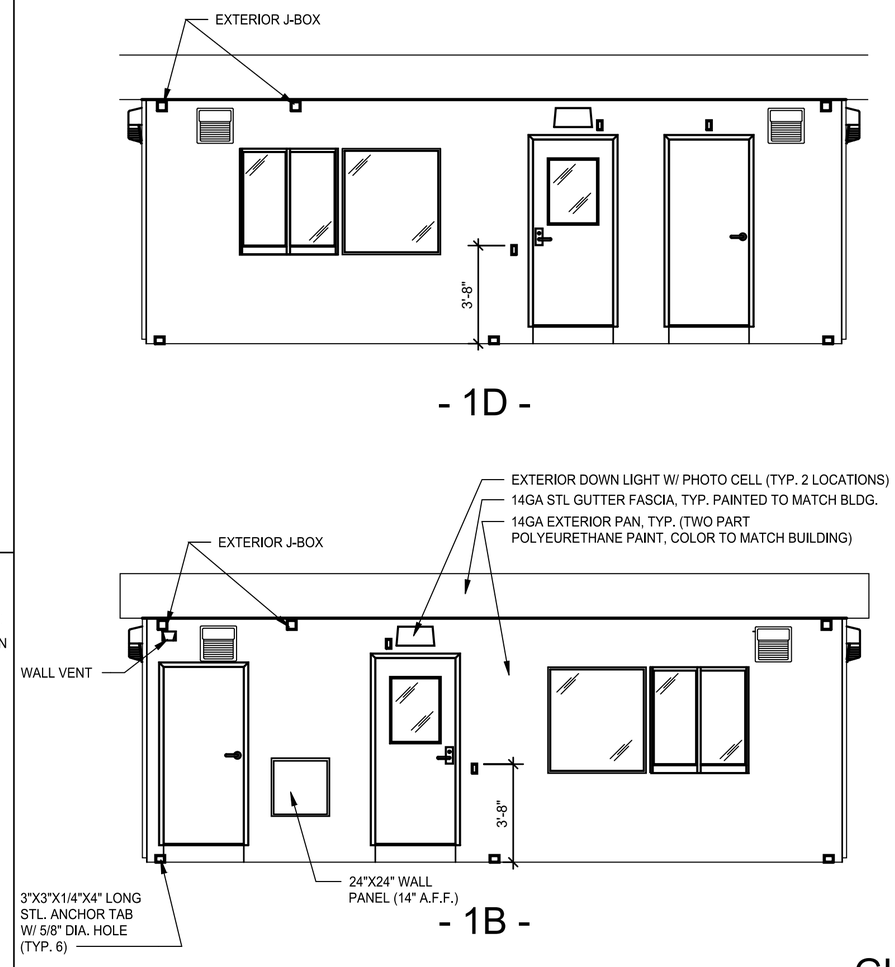


NOTE: GATING SYSTEM SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM, UTILIZING A REDUNDANCY BACK-UP SYSTEM, CONTAINING A SIREN OPERATING SYSTEM (S.O.S.), AN AUTOMATIC KNOX KEY SWITCH, AND A MANUAL OVERRIDE.

CHAIN LINK GATE

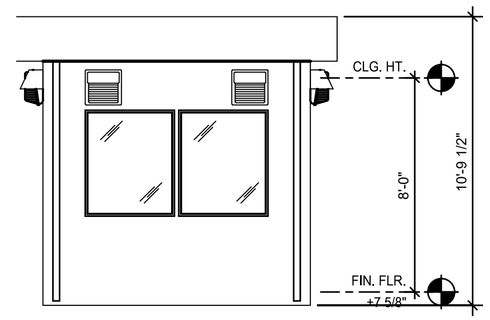
SCALE: 1/4" = 1'-0"

2

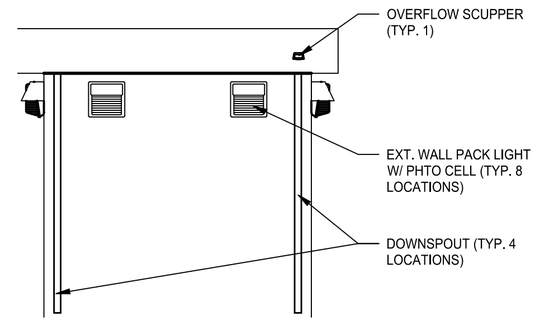


- 1D -

- 1B -



- 1C -

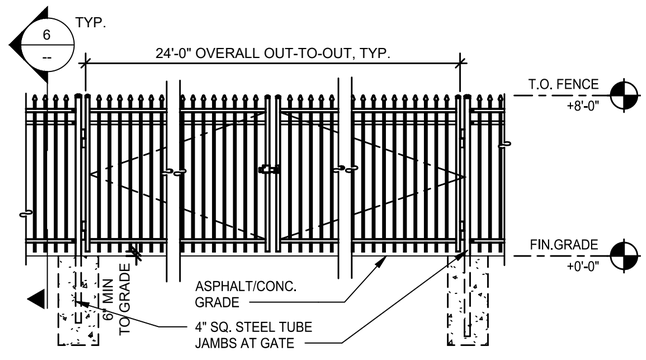


- 1A -

GUARD SHACK ELEVATIONS

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

8

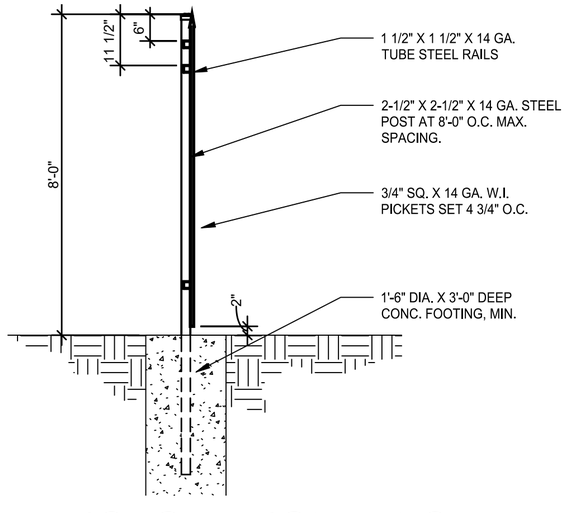


NOTE: GATING SYSTEM SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM, UTILIZING A REDUNDANCY BACK-UP SYSTEM, CONTAINING A SIREN OPERATING SYSTEM (S.O.S.), AN AUTOMATIC KNOX KEY SWITCH, AND A MANUAL OVERRIDE.

WROUGHT IRON GATE

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

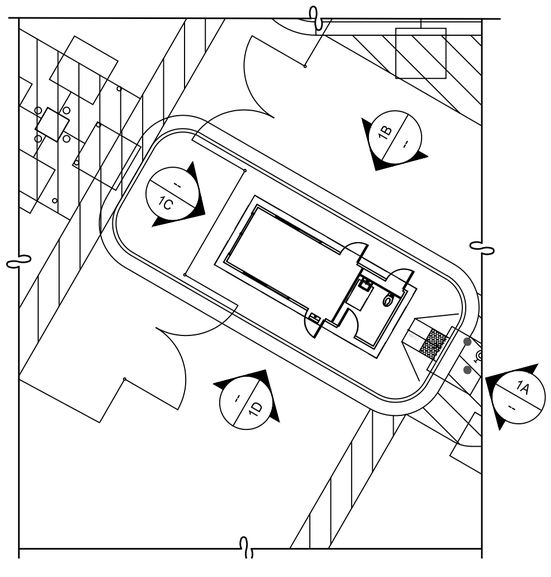
3



WROUGHT IRON FENCE

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

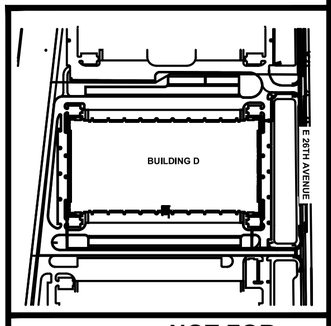
6



GUARD SHACK ISLAND

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

9



KEYMAP
N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
3	MINOR CSP AMENDMENT	MVM	02/25/20	RJP

Kimley Horn

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
GUARD HOUSE ELEVATIONS & DETAILS

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 53

K:\DEN_Civil\096373018 Den7\CADD\PlanSheets\Site Plan\2020-01-06_KH_Detail_Insert_Sheet.dwg Mooney, Miranda 2/26/2020 5:05 PM